



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**58 Hutton Street,  
THORNBURY 3071**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$829,000**

### Median sale price

Median **House** for **T HORNBURY** for period **Nov 2018 - Nov 2018**

Sourced from **RPDATA**.

**\$1,187,500**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**38 Leinster Grove,**  
THORNBURY 3071

**Price \$967,500** Sold 03  
November 2018

**45 Bird Avenue,**  
NORTHCOTE 3070

**Price \$950,000** Sold 26  
November 2018

**84 Clarendon Street,**  
THORNBURY 3071

**Price \$860,000** Sold 25  
August 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RPDATA.

House

  
**3 beds**

  
**1 baths**

### Biggin & Scott Inner North Northcote

400 High Street,  
Northcote VIC 3070

### Contact agents



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Biggin & Scott

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