Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 38 Leinster Grove, Thornbury Vic 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single pric	e \$1,400,000						
Median sale p	rice						
Median price	\$1,560,000	Property Type	House	Suburb	Thornbury		

Period - From	01/01/2022	to	31/03/2022	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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 most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	7 Roxburgh St PRESTON 3072	\$1,406,000	02/04/2022
2	53 Darlington Gr COBURG 3058	\$1,310,000	23/03/2022
3	20 Esther St PRESTON 3072	\$1,300,000	15/12/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

30/05/2022 11:16



LOVE & CO





Property Type: Home Agent Comments

Eric Brown 9480 2288 0474 870 856 eric.b@lovere.com.au

Indicative Selling Price \$1,400,000 Median House Price March quarter 2022: \$1,560,000

Comparable Properties



7 Roxburgh St PRESTON 3072 (REI) **1** 1



Price: \$1,406,000 Method: Auction Sale Date: 02/04/2022 Property Type: House (Res) Agent Comments

Agent Comments



2

53 Darlington Gr COBURG 3058 (REI)

Price: \$1,310,000 Method: Auction Sale Date: 23/03/2022 Property Type: House (Res)

20 Esther St PRESTON 3072 (REI)



Price: \$1,300,000 Method: Private Sale Date: 15/12/2021 Property Type: House Agent Comments

Account - Love & Co



propertydata

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