

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

38 Leinster Grove, Thornbury Vic 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,400,000

Median sale price

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.

	Address 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

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Indicative Selling Price

\$1,400,000

Median House Price

March quarter 2022: \$1,560,000



2 1 1

Property Type: Home

Agent Comments

Comparable Properties



7 Roxburgh St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$1,406,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)



53 Darlington Gr COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$1,310,000

Method: Auction Sale

Date: 23/03/2022

Property Type: House (Res)



20 Esther St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$1,300,000

Method: Private Sale

Date: 15/12/2021

Property Type: House

Account - Love & Co