

# 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 5/184 Rossmoyne Street, Thornbury Vic 3071

### Indicative selling price

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

Range between \$500,000 & \$545,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb Thornbury

Period - From 01/04/2024 to 30/06/2024 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	20/25 Martin St THORNBURY 3071	\$540,000	01/06/2024
2	5/73 Flinders St THORNBURY 3071	\$560,000	07/09/2024
3	6/14 Smith St THORNBURY 3071	\$515,000	31/08/2024

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: 25/09/2024 10:51



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$500,000 - \$545,000

**Median Unit Price**

June quarter 2024: \$600,000

## Comparable Properties

20/25 Martin St THORBURY 3071 (REI)

Agent Comments

2 1 1

**Price:** \$540,000

**Method:**

**Date:** 01/06/2024

**Property Type:** Apartment



5/73 Flinders St THORBURY 3071 (REI)

Agent Comments

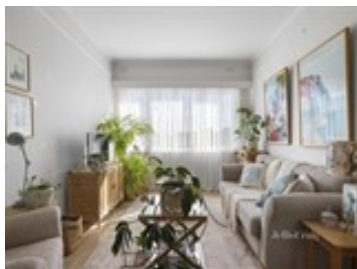
2 1 1

**Price:** \$560,000

**Method:** Auction Sale

**Date:** 07/09/2024

**Property Type:** Apartment



6/14 Smith St THORBURY 3071 (REI)

Agent Comments

2 1 1

**Price:** \$515,000

**Method:** Auction Sale

**Date:** 31/08/2024

**Property Type:** Apartment