

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

13/52 Clyde Street Thornbury VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,215,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

4/7 Martin Street Thornbury VIC 3071	\$1,185,000	-
3/105 Victoria Road Northcote VIC 3070	\$1,280,000	15-Jul-21
6/15 Osborne Grove Preston VIC 3072	\$1,355,000	13-Jul-21

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 6 months.~~

This Statement of Information was prepared on: 21 September 2021



4/7 Martin Street Thornbury VIC 3071

Sold Price

\$1,185,000

Sold Date

-

3

2

2

Distance

0.94km



3/105 Victoria Road Northcote VIC 3070

Sold Price

^{RS} **\$1,280,000**

Sold Date

15-Jul-21

3

2

2

Distance

1.37km



6/15 Osborne Grove Preston VIC 3072

Sold Price

\$1,355,000

Sold Date

13-Jul-21

3

-

-

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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