

## 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 142 Flinders 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 \$1,100,000 & \$1,180,000

#### Median sale price

Median price \$1,275,000 House X Unit Suburb Thornbury

Period - From 01/07/2017 to 30/09/2017 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	54 Swift St THORNBURY 3071	\$1,236,000	15/07/2017
2	144b Flinders St THORNBURY 3071	\$1,215,000	21/10/2017
3	15 Alston St THORNBURY 3071	\$1,170,000	28/10/2017

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.



 3    1    3

**Rooms:**

**Property Type:** House

**Land Size:** 481 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,180,000

**Median House Price**

September quarter 2017: \$1,275,000

## Comparable Properties



**54 Swift St THORNBURY 3071 (REI)**

Agent Comments

 3    1    1

**Price:** \$1,236,000

**Method:** Auction Sale

**Date:** 15/07/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 508 sqm approx



**144b Flinders St THORNBURY 3071 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,215,000

**Method:** Auction Sale

**Date:** 21/10/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 494 sqm approx



**15 Alston St THORNBURY 3071 (REI)**

Agent Comments

 2    1    1

**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** -

**Property Type:** House (Res)