

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

54/85C 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

or range
between

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Jan 2021

to

31 Dec 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

40/85C Clyde Street Thornbury VIC 3071	\$902,000	15-Dec-21
31/85C Clyde Street Thornbury VIC 3071	\$855,000	09-Nov-21
2/90 Dundas Street Thornbury VIC 3071	\$1,050,000	03-Dec-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: 31 January 2022



40/85C Clyde Street Thornbury VIC 3071 Sold Price

^{RS} **\$902,000** Sold Date **15-Dec-21**

2 2 1

Distance -



31/85C Clyde Street Thornbury VIC 3071 Sold Price

\$855,000 Sold Date **09-Nov-21**

3 2 2

Distance -



2/90 Dundas Street Thornbury VIC 3071 Sold Price

^{RS} **\$1,050,000** Sold Date **03-Dec-21**

3 2 2

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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