

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 331 Rossmoyne Street, Thornbury Vic 3071

Indicative selling price

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

Single price \$899,000

Median sale price

Median price \$1,155,000 House X Unit Suburb Thornbury

Period - From 01/07/2018 to 30/09/2018 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	267 Clarendon St THORNBURY 3071	\$915,000	15/06/2018
2	241 Clarendon St THORNBURY 3071	\$895,000	16/06/2018
3	277a Rossmoyne St THORNBURY 3071	\$892,500	15/09/2018

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.



2
 1
 1

Rooms:
Property Type: House (Res)
Land Size: 470 sqm approx
Agent Comments

Indicative Selling Price
 \$899,000

Median House Price
 September quarter 2018: \$1,155,000

Comparable Properties



267 Clarendon St THORNBURY 3071 (REI)

Agent Comments

3
 1
 2

Price: \$915,000
Method: Private Sale
Date: 15/06/2018
Rooms: -
Property Type: House

241 Clarendon St THORNBURY 3071 (REI)

Agent Comments

2
 1
 2

Price: \$895,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: House (Res)



277a Rossmoyne St THORNBURY 3071 (REI)

Agent Comments

3
 1
 1

Price: \$892,500
Method: Auction Sale
Date: 15/09/2018
Rooms: -
Property Type: House (Res)