

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

1/25 Wilmoth Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$1,080,000

Median sale price

Median price

\$885,500

Property Type

Townhouse

Suburb

Thornbury

Period - From

07/02/2021

to

06/02/2022

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.

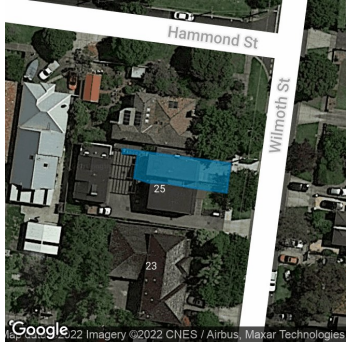
	Address of comparable property	Price	Date of sale
1	6 Alphington St NORTHCOTE 3070	\$1,091,000	16/12/2021
2	3/24 Stortford Av IVANHOE 3079	\$1,019,000	31/08/2021
3			

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:

07/02/2022 09:20



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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,080,000

Median Townhouse Price

07/02/2021 - 06/02/2022: \$885,500

Comparable Properties



6 Alphington St NORTHCOTE 3070 (REI)

Agent Comments

🛏 2 🛏 1 🚗 1

Price: \$1,091,000

Method: Sold Before Auction

Date: 16/12/2021

Property Type: House (Res)

Land Size: 221 sqm approx



3/24 Stortford Av IVANHOE 3079 (REI)

Agent Comments

🛏 2 🛏 1 🚗 1

Price: \$1,019,000

Method: Private Sale

Date: 31/08/2021

Property Type: Townhouse (Single)

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.