

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

1/110 Ballantyne 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

\$304,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Dec 2018

to

30 Nov 2019

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

3/90 Harold Street Thornbury VIC 3071	\$300,000	08-Aug-19
7/15 Rennie Street Thornbury VIC 3071	\$340,000	02-Sep-19
6/8 Murray Street Thornbury VIC 3071	\$330,000	20-Sep-19

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: 12 December 2019



3/90 Harold Street Thornbury VIC 3071

 1  1  1

Sold Price

\$300,000

Sold Date **08-Aug-19**

Distance **0.38km**



7/15 Rennie Street Thornbury VIC 3071

 1  1  1

Sold Price

^{RS} **\$340,000**

Sold Date **02-Sep-19**

Distance **0.44km**



6/8 Murray Street Thornbury VIC 3071

 1  1  1

Sold Price

\$330,000

Sold Date **20-Sep-19**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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