

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

5/639 High 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

\$545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Nov 2019

to

31 Oct 2020

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

2/29 Smith Street Thornbury VIC 3071	\$520,000	28-Apr-20
1/62 Gadd Street Northcote VIC 3070	\$595,000	21-May-20
201/9 High Street Preston VIC 3072	\$520,000	28-Jul-20

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.~~

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2/29 Smith Street Thornbury VIC 3071

2 1 1

Sold Price

\$520,000

Sold Date

28-Apr-20

Distance

0.49km



1/62 Gadd Street Northcote VIC 3070

2 1 1

Sold Price

\$595,000

Sold Date

21-May-20

Distance

0.81km



201/9 High Street Preston VIC 3072

2 2 1

Sold Price

\$520,000

Sold Date

28-Jul-20

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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