

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

20a Harry Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,514,444

Property Type

House

Suburb

Thornbury

Period - From

01/07/2024

to

30/09/2024

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	139 Collins St THORNBURY 3071	\$1,480,000	20/07/2024
2	112a Raglan St PRESTON 3072	\$1,425,000	15/06/2024
3	298 Rathmines St THORNBURY 3071	\$1,525,000	01/06/2024

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:

12/11/2024 16:04

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 4  3  3

Property Type: House

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

September quarter 2024: \$1,514,444

Comparable Properties



139 Collins St THORBURY 3071 (REI)

Agent Comments

 4  3  2

Price: \$1,480,000

Method: Private Sale

Date: 20/07/2024

Property Type: House



112a Raglan St PRESTON 3072 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,425,000

Method: Auction Sale

Date: 15/06/2024

Property Type: House (Res)

Land Size: 317 sqm approx



298 Rathmines St THORBURY 3071 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,525,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 353 sqm approx

Account - Whitefox Real Estate | P: 96459699



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