

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

29 Kelvin Grove, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,675,000

&

\$1,775,000

Median sale price

Median price \$1,417,500

Property Type House

Suburb Thornbury

Period - From 01/04/2024

to

30/06/2024

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	12 Fyffe St THORNBURY 3071	\$1,675,000	22/09/2024
2	3 Kelvin Gr THORNBURY 3071	\$1,605,000	27/07/2024
3	360 Clarke St NORTHCOTE 3070	\$1,780,000	25/05/2024

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:

09/10/2024 10:32



Property Type: House (Res)

Land Size: 239m2 sqm approx

Agent Comments

Comparable Properties



12 Fyffe St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,675,000

Method: Sold Before Auction

Date: 22/09/2024

Property Type: House (Res)

Land Size: 355 sqm approx



3 Kelvin Gr THORNBURY 3071 (REI)

Agent Comments



Price: \$1,605,000

Method: Auction Sale

Date: 27/07/2024

Property Type: House (Res)

Land Size: 283 sqm approx



360 Clarke St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,780,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 278 sqm approx