

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

63/337 Station Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$728,500

Property Type

Unit

Suburb

Thornbury

Period - From

01/04/2022

to

30/06/2022

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	9/24 Dundas St THORNBURY 3071	\$665,000	23/06/2022
2	4/56 Arthur St FAIRFIELD 3078	\$660,000	16/07/2022
3	1/137-139 Flinders St THORNBURY 3071	\$645,000	30/07/2022

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:

03/09/2022 16:18

Eric Brown
9480 2288
0474 870 856
eric.b@lovere.com.au

Indicative Selling Price
\$650,000

Median Unit Price
June quarter 2022: \$728,500



2 1 1

Property Type: Apartment
Agent Comments

Comparable Properties



9/24 Dundas St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$665,000
Method: Private Sale
Date: 23/06/2022
Property Type: Unit



4/56 Arthur St FAIRFIELD 3078 (REI)

Agent Comments

2 1 1

Price: \$660,000
Method: Auction Sale
Date: 16/07/2022
Property Type: Apartment



1/137-139 Flinders St THORNBURY 3071 (REI) **Agent Comments**

2 1 1

Price: \$645,000
Method: Auction Sale
Date: 30/07/2022
Property Type: Townhouse (Res)

Account - Love & Co