

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Property	offered	for	sale
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Address	4/149 Ballantyne Street, Thornbury Vic 3071
Including suburb and	
postcode	

Indicative selling price

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

Single price \$839,000

Median sale price

Median price	\$1,300,000	Hou	ıse X	Unit		Suburb	Thornbury
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

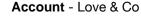
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	1/149 Ballantyne St THORNBURY 3071	\$935,000	21/07/2018
2	3/153 Ballantyne St THORNBURY 3071	\$885,000	02/06/2018
3	17c Clapham St THORNBURY 3071	\$835,000	16/03/2018

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.







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Rooms:

Property Type: Townhouse

Agent Comments

Indicative Selling Price \$839,000 Median House Price June quarter 2018: \$1,300,000

Comparable Properties

1/149 Ballantyne St THORNBURY 3071 (REI)

– 2







Price: \$935,000 Method: Auction Sale Date: 21/07/2018

Rooms: -

Property Type: Townhouse (Res) **Land Size:** 165 sqm approx

3/153 Ballantyne St THORNBURY 3071 (REI)

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Price: \$885,000 Method: Auction Sale Date: 02/06/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



17c Clapham St THORNBURY 3071 (REI)

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Price: \$835,000 Method: Private Sale Date: 16/03/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Account - Love & Co





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