

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

410/636 High Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$669,500 Property Type Unit Suburb Thornbury

Period - From 01/07/2022 to 30/06/2023 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	8/70 Collins St THORNBURY 3071	\$391,000	01/07/2023
2	4/112 Ballantyne St THORNBURY 3071	\$385,000	28/07/2023
3	12/45 Woolton Av THORNBURY 3071	\$380,000	02/09/2023

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:

11/09/2023 11:00



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

Year ending June 2023: \$669,500

Comparable Properties



8/70 Collins St THORNBURY 3071 (REI/VG)

Agent Comments

1 1 1

Price: \$391,000

Method: Auction Sale

Date: 01/07/2023

Property Type: Apartment



4/112 Ballantyne St THORNBURY 3071 (REI)

Agent Comments

1 1 1

Price: \$385,000

Method: Private Sale

Date: 28/07/2023

Property Type: Apartment



12/45 Woolton Av THORNBURY 3071 (REI)

Agent Comments

1 1 1

Price: \$380,000

Method: Auction Sale

Date: 02/09/2023

Rooms: 2

Property Type: Apartment