Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	410/636 High Street, Thornbury Vic 3071
Including suburb and	•
postcode	
•	

Indicative selling price

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

Range between \$370,000	&	\$400,000
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Median sale price

Median price	\$669,500	Pro	perty Type	Jnit		Suburb	Thornbury
Period - From	01/07/2022	to	30/06/2023	Sc	ource	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

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

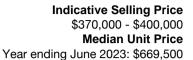
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/09/2023 11:00





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Property Type: Apartment Agent Comments

Comparable Properties



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

Price: \$391.000 Method: Auction Sale Date: 01/07/2023

Property Type: Apartment

Agent Comments



4/112 Ballantyne St THORNBURY 3071 (REI)



Price: \$385,000 Method: Private Sale Date: 28/07/2023

Property Type: Apartment

Agent Comments

Agent Comments



12/45 Woolton Av THORNBURY 3071 (REI)





Price: \$380,000 Method: Auction Sale Date: 02/09/2023

Rooms: 2

Property Type: Apartment

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



