

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 5/304 Rossmoyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$638,000 House Unit X Suburb Thornbury

Period - From 01/01/2017 to 31/12/2017 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	3/379 Station St THORNBURY 3071	\$590,000	02/12/2017
2	83/337 Station St THORNBURY 3071	\$575,000	24/02/2018
3	7/135 Raleigh St THORNBURY 3071	\$540,000	15/02/2018

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: Unit
Agent Comments

Indicative Selling Price
 \$550,000 - \$590,000
Median Unit Price
 Year ending December 2017: \$638,000

Comparable Properties



3/379 Station St THORNBURY 3071 (REI)

Agent Comments

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Price: \$590,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: Unit



83/337 Station St THORNBURY 3071 (REI)

Agent Comments

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Price: \$575,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Apartment



7/135 Raleigh St THORNBURY 3071 (REI)

Agent Comments

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Price: \$540,000
Method: Sold Before Auction
Date: 15/02/2018
Rooms: -
Property Type: Apartment