

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	5/304 Rossmoyne Street, Thornbury Vic 3071
ndicative selling pric	ce

Ir

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

Range between	\$550,000	&	\$590,000
		1	

Median sale price

Median price	\$638,000	Hou	ISE	Unit	Х	Suburb	Thornbury
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

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

Α* 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	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)

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

Property Type: Unit

Agent Comments



83/337 Station St THORNBURY 3071 (REI)



Price: \$575,000 Method: Auction Sale Date: 24/02/2018

Rooms: -

Property Type: Apartment

Agent Comments



7/135 Raleigh St THORNBURY 3071 (REI)



Price: \$540,000

Method: Sold Before Auction

Date: 15/02/2018

Property Type: Apartment

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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