

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

5/14 Hutton Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$380,000 & \$410,000

Median sale price

Median price \$678,000 Property Type Unit Suburb Thornbury

Period - From 01/01/2022 to 31/12/2022 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	1/282 Mansfield St THORNBURY 3071	\$385,000	16/02/2023
2	4/56 Ballantyne St THORNBURY 3071	\$426,000	18/03/2023
3			

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:

04/04/2023 13:08



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

Year ending December 2022: \$678,000

Comparable Properties

1/282 Mansfield St THORNBURY 3071 (REI)

Agent Comments

1
 1
 1

Price: \$385,000

Method:

Date: 16/02/2023

Property Type: Apartment



4/56 Ballantyne St THORNBURY 3071 (REI)

Agent Comments

1
 1
 1

Price: \$426,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Apartment

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.