

## 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

92 Flinders Street, Thornbury Vic 3071

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,135,000

## Median sale price

Median price \$1,250,000

House

X

Unit

Suburb Thornbury

Period - From 01/10/2017

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	74 Mitchell St NORTHCOTE 3070	\$1,135,000	09/12/2017
2	22 Gladstone Av NORTHCOTE 3070	\$1,135,000	07/10/2017
3	41 Gooch St THORNBURY 3071	\$1,105,000	24/02/2018

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.



 2  1 

**Rooms:****Property Type:** House (Res)**Land Size:** 285 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,135,000

**Median House Price**

December quarter 2017: \$1,250,000

## Comparable Properties

**74 Mitchell St NORTHCOTE 3070 (VG)**

Agent Comments

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**Price:** \$1,135,000**Method:** Sale**Date:** 09/12/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 247 sqm approx**22 Gladstone Av NORTHCOTE 3070 (REI/VG)**

Agent Comments

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**Price:** \$1,135,000**Method:** Auction Sale**Date:** 07/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 265 sqm approx**41 Gooch St THORNBURY 3071 (REI)**

Agent Comments

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**Price:** \$1,105,000**Method:** Auction Sale**Date:** 24/02/2018**Rooms:** -**Property Type:** House (Res)