### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	7/167 Darebin Road, Thornbury Vic 3071
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$540,000	&	\$590,000
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#### Median sale price

Median price	\$590,000	Pro	perty Type Ur	nit		Suburb	Thornbury
Period - From	01/01/2024	to	31/12/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	15/37 Woolton Av THORNBURY 3071	\$574,000	18/12/2024
2	203/679-685 High St THORNBURY 3071	\$550,000	17/12/2024
3	7/414-416 High St NORTHCOTE 3070	\$586,000	22/10/2024

#### 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:	20/01/2025 09:37









Property Type: Apartment Agent Comments

**Indicative Selling Price** \$540,000 - \$590,000 **Median Unit Price** Year ending December 2024: \$590,000

# Comparable Properties



15/37 Woolton Av THORNBURY 3071 (REI)

Price: \$574.000 Method: Private Sale Date: 18/12/2024

Property Type: Apartment

**Agent Comments** 



203/679-685 High St THORNBURY 3071 (REI)



Agent Comments

Price: \$550,000 Method: Private Sale Date: 17/12/2024

Property Type: Apartment



7/414-416 High St NORTHCOTE 3070 (REI)





Price: \$586,000 Method: Private Sale Date: 22/10/2024

**Property Type:** Apartment

**Agent Comments** 

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





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