

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

446 St Georges Road, Thornbury Vic 3071

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$895,000

Median sale price

Median price

\$1,250,000

House

X

Unit

Suburb

Thornbury

Period - From

01/04/2017

to

30/06/2017

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	16 Lewis St THORNBURY 3071	\$1,065,000	02/09/2017
2	66 Rennie St THORNBURY 3071	\$918,000	25/03/2017
3	198 Raglan St PRESTON 3072	\$910,000	18/03/2017

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.~~



 4  1  1

Rooms:

Property Type: House (Res)

Land Size: 336 sqm approx

Agent Comments

Indicative Selling Price

\$895,000

Median House Price

June quarter 2017: \$1,250,000

Comparable Properties



16 Lewis St THORNBURY 3071 (REI)

Agent Comments

 3  1  2

Price: \$1,065,000

Method: Auction Sale

Date: 02/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 335 sqm approx



66 Rennie St THORNBURY 3071 (REI/VG)

Agent Comments

 3  1  1

Price: \$918,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 368 sqm approx



198 Raglan St PRESTON 3072 (REI/VG)

Agent Comments

 2  2  1

Price: \$910,000

Method: Sold Before Auction

Date: 18/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 352 sqm approx