

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

129 Ballantyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,523,750

Property Type

House

Suburb

Thornbury

Period - From

01/10/2021

to

30/09/2022

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.

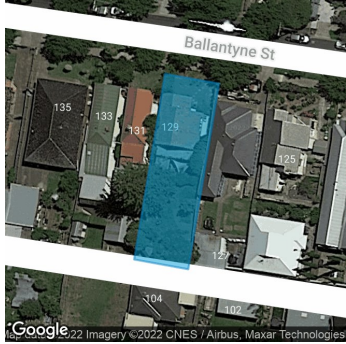
	Address of comparable property	Price	Date of sale
1	103 Fyffe St THORNBURY 3071	\$1,530,000	30/04/2022
2	122 Woolton Av THORNBURY 3071	\$1,400,000	06/05/2022
3	106 Fyffe St THORNBURY 3071	\$1,361,000	08/10/2022

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:

26/10/2022 11:45



3 1 2

Property Type: House
Land Size: 531 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending September 2022: \$1,523,750

Comparable Properties

103 Fyffe St THORNBURY 3071 (REI)

Agent Comments

3 1 2

Price: \$1,530,000
Method: Auction Sale
Date: 30/04/2022
Property Type: House (Res)
Land Size: 530 sqm approx



122 Woolton Av THORNBURY 3071 (REI)

Agent Comments

3 1 2

Price: \$1,400,000
Method: Sold Before Auction
Date: 06/05/2022
Property Type: House (Res)
Land Size: 476 sqm approx

106 Fyffe St THORNBURY 3071 (REI)

Agent Comments

3 2 6

Price: \$1,361,000
Method: Auction Sale
Date: 08/10/2022
Property Type: House (Res)
Land Size: 480 sqm approx