

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

7/61 Harold Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$360,000

&

\$390,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb Thornbury

Period - From 24/09/2020

to

23/09/2021

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	10/70 Collins St THORNBURY 3071	\$395,000	08/05/2021
2	7/39 Rossmoyne St THORNBURY 3071	\$360,000	03/07/2021
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:

24/09/2021 10:30

7/61 Harold Street, Thornbury Vic 3071



Peter Leahy
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Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

24/09/2020 - 23/09/2021: \$570,000



1 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



10/70 Collins St THORNBURY 3071 (REI)

Agent Comments

1 1 1

Price: \$395,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Apartment



7/39 Rossmoyne St THORNBURY 3071 (REI)

Agent Comments

1 1 1

Price: \$360,000

Method: Private Sale

Date: 03/07/2021

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.

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



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