

# 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

14 Raleigh Street, Thornbury Vic 3071

### Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,480,000

Property Type House

Suburb Thornbury

Period - From 01/04/2023

to

30/06/2023

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	124 Gooch St THORNBURY 3071	\$1,308,000	05/08/2023
2	5 Armadale St THORNBURY 3071	\$1,300,000	22/04/2023
3	168 Dundas St THORNBURY 3071	\$1,275,000	22/06/2023

**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:

18/08/2023 10:51

14 Raleigh Street, Thornbury Vic 3071



 3  1  2

**Property Type:** House  
**Land Size:** 319 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
June quarter 2023: \$1,480,000

## Comparable Properties

**124 Gooch St THORNBURY 3071 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,308,000  
**Method:** Sold Before Auction  
**Date:** 05/08/2023  
**Property Type:** House (Res)  
**Land Size:** 358 sqm approx



**5 Armadale St THORNBURY 3071 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 22/04/2023  
**Property Type:** House (Res)  
**Land Size:** 291 sqm approx



**168 Dundas St THORNBURY 3071 (REI)**

**Agent Comments**

 3  1  4

**Price:** \$1,275,000  
**Method:** Private Sale  
**Date:** 22/06/2023  
**Property Type:** House

**Account - Woodards** | P: 03 9481 0633 | F: 0394821491



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