Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,275,000

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

Range between \$1,250,000	&	\$1,350,000
---------------------------	---	-------------

Median sale price

Median price	\$1,480,000	Pro	perty 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)

168 Dundas St THORNBURY 3071

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.

Add	dress 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

OR

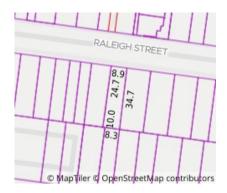
3

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



22/06/2023



Property Type: House Land Size: 319 sqm approx

Agent Comments

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

Comparable Properties

124 Gooch St THORNBURY 3071 (REI)

-3



Price: \$1,308,000

Method: Sold Before Auction

Date: 05/08/2023

Property Type: House (Res) Land Size: 358 sqm approx

Agent Comments



5 Armadale St THORNBURY 3071 (REI/VG)





-3

Price: \$1,300,000 Method: Auction Sale Date: 22/04/2023

Property Type: House (Res) Land Size: 291 sqm approx Agent Comments



168 Dundas St THORNBURY 3071 (REI)

— 3





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

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



