

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

3/90 Harold Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$697,500

Property Type

Unit

Suburb

Thornbury

Period - From

01/10/2021

to

31/12/2021

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	7/115 Shaftesbury Pde THORNBURY 3071	\$335,000	17/11/2021
2	10/15 Rennie St THORNBURY 3071	\$320,000	14/12/2021
3	7/14 Hutton St THORNBURY 3071	\$320,000	15/10/2021

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:

03/03/2022 09:33



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$299,000

Median Unit Price

December quarter 2021: \$697,500

Comparable Properties



7/115 Shaftesbury Pde THORNBURY 3071
(REI/VG)

Agent Comments

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Price: \$335,000

Method: Private Sale

Date: 17/11/2021

Property Type: Apartment



10/15 Rennie St THORNBURY 3071 (REI/VG)

Agent Comments

1 1 1

Price: \$320,000

Method: Private Sale

Date: 14/12/2021

Property Type: Apartment



7/14 Hutton St THORNBURY 3071 (VG)

Agent Comments

1 - -

Price: \$320,000

Method: Sale

Date: 15/10/2021

Property Type: Strata Flat - Single OYO Flat