

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 Hammond Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$2,400,000

&

\$2,640,000

Median sale price

Median price \$1,415,000

Property Type House

Suburb Thornbury

Period - From 01/01/2023

to

31/03/2023

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	14 Hammond St THORNBURY 3071	\$2,790,000	29/04/2023
2	34 Fenwick St THORNBURY 3071	\$2,677,000	22/05/2023
3	46 Speight St THORNBURY 3071	\$2,445,000	10/12/2022

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:

08/06/2023 10:50



Property Type: House (Res)

Land Size: 550 sqm approx

Agent Comments

Newly built Californian inspired four bedroom two bathroom plus study home. Impressive lounge and open plan living, gourmet kitchen, alfresco deck and northerly gardens, make it perfect.

Comparable Properties



14 Hammond St THORNBURY 3071 (REI)

Agent Comments



Price: \$2,790,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 674 sqm approx



34 Fenwick St THORNBURY 3071 (REI)

Agent Comments



Price: \$2,677,000

Method: Private Sale

Date: 22/05/2023

Property Type: House

Land Size: 406 sqm approx



46 Speight St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$2,445,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)

Land Size: 577 sqm approx