

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

1/89 Ballantyne Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$369,000

Median sale price

Median price

\$630,000

House

Unit

X

Suburb

Thornbury

Period - From

01/07/2017

to

30/06/2018

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	6/95 Raleigh St THORNBURY 3071	\$370,000	07/04/2018
2	5/7 Smith St THORNBURY 3071	\$350,000	17/08/2018
3	9/8 Kemp St THORNBURY 3071	\$345,398	06/04/2018

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.



1
 1
 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$369,000

Median Unit Price
 Year ending June 2018: \$630,000

Comparable Properties



6/95 Raleigh St THORNBURY 3071 (REI)

Agent Comments

1
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 1

Price: \$370,000
Method: Auction Sale
Date: 07/04/2018
Rooms: -
Property Type: Apartment



5/7 Smith St THORNBURY 3071 (REI)

Agent Comments

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Price: \$350,000
Method: Private Sale
Date: 17/08/2018
Rooms: -
Property Type: Apartment



9/8 Kemp St THORNBURY 3071 (REI)

Agent Comments

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 1
 1

Price: \$345,398
Method: Private Sale
Date: 06/04/2018
Rooms: -
Property Type: Apartment