

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

5/40 Swift Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$490,000

&

\$539,000

Median sale price

Median price \$700,000

Property Type Unit

Suburb Thornbury

Period - From 01/01/2021

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	2/86 Collins St THORNBURY 3071	\$535,000	25/03/2022
2	2/16-18 Kemp St THORNBURY 3071	\$510,000	15/12/2021
3	12/31 Woolton Av THORNBURY 3071	\$505,000	02/03/2022

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:

30/03/2022 15:51



Rooms: 4
Property Type: Apartment
Land Size: 767.002 sqm approx
 Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

Year ending December 2021: \$700,000

Comparable Properties



2/86 Collins St THORNBURY 3071 (REI)

Agent Comments



Price: \$535,000
Method: Sold Before Auction
Date: 25/03/2022
Rooms: 4
Property Type: Apartment



2/16-18 Kemp St THORNBURY 3071 (REI)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 15/12/2021
Property Type: Unit



12/31 Woolton Av THORNBURY 3071 (REI)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 02/03/2022
Property Type: Apartment