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

7/360 St Georges Road, Thornbury Vic 3071

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$565,000		&		\$620,000			
Median sale pr	rice							
Median price	\$626,250	Pro	operty Type	Unit			Suburb	Thornbury
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1A/42-44 Clarendon St THORNBURY 3071	\$660,000	19/01/2024
2	3/13 Mansfield St THORNBURY 3071	\$628,500	05/10/2023
3	12/37 Clapham St THORNBURY 3071	\$615,000	04/09/2023

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:

13/02/2024 09:20



7/360 St Georges Road, Thornbury Vic 3071

LOVE & CO





Property Type: Unit Agent Comments

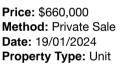
Indicative Selling Price \$565,000 - \$620,000 **Median Unit Price** December quarter 2023: \$626,250

Comparable Properties





1A/42-44 Clarendon St THORNBURY 3071 (REI) 2



3/13 Mansfield St THORNBURY 3071 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$628,500



Method: Sold Before Auction Date: 05/10/2023 Property Type: Unit

12/37 Clapham St THORNBURY 3071 (REI)



Price: \$615,000 Method: Private Sale Date: 04/09/2023 Property Type: Apartment

Account - Love & Co



propertydata

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