

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 5/360 St Georges Road, Thornbury Vic 3071

Indicative selling price

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

Single price \$560,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Thornbury

Period - From 01/04/2024

to 30/06/2024

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	2/14 Normanby Av THORNBURY 3071	\$526,000	27/06/2024
2	8/38 Woolton Av THORNBURY 3071	\$582,000	14/06/2024
3	8/68 Raleigh St THORNBURY 3071	\$580,000	01/06/2024

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:

26/08/2024 19:21



Property Type: Apartment
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price
\$560,000
Median Unit Price
June quarter 2024: \$600,000

Comparable Properties



2/14 Normanby Av THORNBURY 3071 (REI)

Agent Comments



Price: \$526,000
Method: Private Sale
Date: 27/06/2024
Property Type: Townhouse (Single)



8/38 Woolton Av THORNBURY 3071 (REI)

Agent Comments



Price: \$582,000
Method: Private Sale
Date: 14/06/2024
Property Type: Apartment



8/68 Raleigh St THORNBURY 3071 (REI)

Agent Comments



Price: \$580,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Apartment

Account - Love & Co