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

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Single price \$560,000

Median sale price

Median price	\$600,000	Pro	operty Type Unit	:	Su	Jburb	Thornbury
Period - From	01/04/2024	to	30/06/2024	Sou	Irce RE	EIV	

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.

Add	dress 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



5/360 St Georges Road, Thornbury Vic 3071

LOVE & CO





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

Eric Brown 9480 2288 0474 870 856 eric.b@lovere.com.au

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



propertydata

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