









Rooms:

Property Type: House Land Size: 518 sqm approx

Agent Comments

Indicative Selling Price \$950,000 - \$1,045,000 **Median House Price** March quarter 2017: \$1,256,000

Comparable Properties



283 Raleigh St THORNBURY 3071 (REI)





Price: \$1,138,000

Method: Sold Before Auction

Date: 27/01/2017 Rooms: 4

Property Type: House Land Size: 538 sqm approx **Agent Comments**

Similar land content. Located off the main road









Price: \$1,031,000 Method: Auction Sale Date: 17/06/2017

Rooms: -

Property Type: House (Res)

Agent Comments



390 Station St THORNBURY 3071 (REI)





Price: \$795,000 Method: Private Sale Date: 24/02/2017 Rooms: -

Property Type: House

Agent Comments

On a subdivided block. Land size of only \$328sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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	343 Station Street, Thornbury Vic 3071
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$950,000	&	\$1,045,000

Median sale price

Median price \$1,	,256,000 F	louse	Х	Su	burb	Thornbury	
Period - From 01/	/01/2017 to	31/03/2	017	Source	REIV	1	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
283 Raleigh St THORNBURY 3071	\$1,138,000	27/01/2017
371 Station St THORNBURY 3071	\$1,031,000	17/06/2017
390 Station St THORNBURY 3071	\$795,000	24/02/2017

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