



3 1 1

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)

3 1 1

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



371 Station St THORNBURY 3071 (REI)

3 1 2

Price: \$1,031,000
Method: Auction Sale
Date: 17/06/2017
Rooms: -
Property Type: House (Res)

Agent Comments



390 Station St THORNBURY 3071 (REI)

3 1 2

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

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

343 Station Street, Thornbury Vic 3071

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

House X

Suburb Thornbury

Period - From 01/01/2017 to 31/03/2017

Source REIV

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