

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

2/236 COLLINS STREET THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 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

4/234 ARTHUR STREET FAIRFIELD VIC 3078	\$840,000	21-Oct-24
3/55 ORIEL ROAD IVANHOE VIC 3079	\$825,000	07-Oct-24

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 6 months.

This Statement of Information was prepared on: 28 January 2025



4/234 ARTHUR STREET FAIRFIELD VIC 3078 Sold Price **\$840,000** Sold Date **21-Oct-24**

 2  2  1

Distance **1.34km**



3/55 ORIEL ROAD IVANHOE VIC 3079 Sold Price **\$825,000** Sold Date **07-Oct-24**

 2  2  1

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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