Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	5/70 Collins 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 \$445,000	&	\$465,000
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Median sale price

Median price	\$530,000	Pro	perty Type	Jnit		Suburb	Thornbury
Period - From	24/06/2023	to	23/06/2024		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

Add	dress of comparable property	Price	Date of sale
1	3/178 St Georges Rd NORTHCOTE 3070	\$470,000	16/03/2024
2	4/14 Ballantyne St THORNBURY 3071	\$450,000	05/06/2024
3	6/57 Pender St THORNBURY 3071	\$445,000	15/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/06/2024 15:43





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> **Indicative Selling Price** \$445,000 - \$465,000 **Median Unit Price** 24/06/2023 - 23/06/2024: \$530,000





Property Type: Apartment **Agent Comments**

Comparable Properties



3/178 St Georges Rd NORTHCOTE 3070

(REI/VG)

Price: \$470,000 Method: Auction Sale Date: 16/03/2024

Property Type: Apartment

Agent Comments



4/14 Ballantyne St THORNBURY 3071 (REI)





Price: \$450,000 Method: Private Sale Date: 05/06/2024

Property Type: Apartment

Agent Comments



6/57 Pender St THORNBURY 3071 (REI)



Price: \$445.000 Method: Private Sale Date: 15/05/2024

Property Type: Apartment

Agent Comments

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055





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