

## 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

2/1A BALLANTYNE STREET THORNBURY VIC 3071

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$626,499

Property type

Unit

Suburb

Thornbury

Period-from

01 Jul 2022

to

30 Jun 2023

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

208/681 HIGH STREET THORNBURY VIC 3071	\$550,000	17-Sep-22
1/2 WOOLTON AVENUE THORNBURY VIC 3071	\$573,671	28-Jul-22
2/51 CLARENDON STREET THORNBURY VIC 3071	\$566,667	17-Sep-22

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: 10 July 2023



**208/681 HIGH STREET  
THORNBURY VIC 3071**

 2  2  1

Sold Price **\$550,000** Sold Date **17-Sep-22**

Distance **0.16km**



**1/2 WOOLTON AVENUE  
THORNBURY VIC 3071**

 2  1  1

Sold Price **\$573,671** Sold Date **28-Jul-22**

Distance **0.27km**



**2/51 CLARENDON STREET  
THORNBURY VIC 3071**

 2  1  1

Sold Price **\$566,667** Sold Date **17-Sep-22**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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