

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

18 Aviary Grove, Thornbury Vic 3071

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$1,275,000

House

X

Unit

Suburb

Thornbury

Period - From

01/07/2017

to

30/09/2017

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	Price	Date of sale
1	3/287-289 Gillies St FAIRFIELD 3078	\$900,000	28/05/2017
2	219b Gooch St THORNBURY 3071	\$903,000	20/09/2017
3	19/337 Station St THORNBURY 3071	\$910,000	04/09/2017

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 six months.~~



 3  2  2

Rooms:
Property Type: Town Residence
Agent Comments

Indicative Selling Price
\$950,000

Median House Price
September quarter 2017: \$1,275,000

Comparable Properties



3/287-289 Gillies St FAIRFIELD 3078 (REI/VG) **Agent Comments**

 3  2  1

Price: \$900,000
Method: Private Sale
Date: 28/05/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 181 sqm approx



219b Gooch St THORNBURY 3071 (REI) **Agent Comments**

 3  2  2

Price: \$903,000
Method: Private Sale
Date: 20/09/2017
Rooms: -
Property Type: Townhouse (Res)



19/337 Station St THORNBURY 3071 (REI) **Agent Comments**

 3  2  2

Price: \$910,000
Method: Private Sale
Date: 04/09/2017
Rooms: -
Property Type: Townhouse (Res)