

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

24 Armadale Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,570,000

&

\$1,650,000

Median sale price

Median price \$1,552,500

Property Type House

Suburb Thornbury

Period - From 01/04/2021

to 31/03/2022

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	86 Rennie St THORBURY 3071	\$1,740,000	10/02/2022
2	105 Rennie St THORBURY 3071	\$1,682,000	20/02/2022
3	59 Mansfield St THORBURY 3071	\$1,625,000	13/05/2022

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.~~

This Statement of Information was prepared on:

26/06/2022 17:37

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Indicative Selling Price

\$1,570,000 - \$1,650,000

Median House Price

Year ending March 2022: \$1,552,500



3 2 2

Property Type: House (Res)

Land Size: 337 sqm approx

Agent Comments

Comparable Properties



86 Rennie St THORNBURY 3071 (REI)

Agent Comments

3 1 1

Price: \$1,740,000

Method: Sold Before Auction

Date: 10/02/2022

Property Type: House (Res)



105 Rennie St THORNBURY 3071 (REI)

Agent Comments

3 2 1

Price: \$1,682,000

Method: Auction Sale

Date: 20/02/2022

Property Type: House (Res)



59 Mansfield St THORNBURY 3071 (REI)

Agent Comments

3 1 -

Price: \$1,625,000

Method: Sold Before Auction

Date: 13/05/2022

Property Type: House (Res)

Account - Love & Co