Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/99 Smith Street, Thornbury Vic 3071

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | |
|--|-----------|--|--|--|--|--|--|
| Single price | \$320,000 | | | | | | |
| | | | | | | | |

Median sale price

| Median price | \$600,000 | Pro | perty Type Uni | t | | Suburb | Thornbury |
|---------------|------------|-----|----------------|----|------|--------|-----------|
| Period - From | 01/04/2024 | to | 30/06/2024 | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-----------|--------------|
| 1 | 10/6 Francis Gr THORNBURY 3071 | \$307,500 | 23/08/2024 |
| 2 | 1/14 Hutton St THORNBURY 3071 | \$340,000 | 02/07/2024 |
| 3 | 4/30 Kemp St THORNBURY 3071 | \$315,000 | 12/06/2024 |

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:

14/09/2024 10:20



LOVE & CO





Rooms: 1 Property Type: Apartment Agent Comments Eric Brown 9480 2288 0474 870 856 eric.b@lovere.com.au

Indicative Selling Price \$320,000 Median Unit Price June quarter 2024: \$600,000

Comparable Properties



10/6 Francis Gr THORNBURY 3071 (REI)



Price: \$307,500 Method: Private Sale Date: 23/08/2024 Property Type: Unit

1/14 Hutton St THORNBURY 3071 (REI)

1

Agent Comments

Agent Comments



Price: \$340,000 Method: Private Sale Date: 02/07/2024 Property Type: Unit

4/30 Kemp St THORNBURY 3071 (REI)



Agent Comments



Price: \$315,000 Method: Private Sale Date: 12/06/2024 Property Type: Apartment

Account - Love & Co



propertydata

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