

# 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

3/99 Smith Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$320,000

### Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Thornbury

Period - From

01/04/2024

to

30/06/2024

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	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



Rooms: 1  
Property Type: Apartment  
Agent Comments

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

## Comparable Properties



10/6 Francis Gr THORNBURY 3071 (REI)

Agent Comments



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



1/14 Hutton St THORNBURY 3071 (REI)

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