

## 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

8 Monash Avenue, Thornbury Vic 3071

## Indicative selling price

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

Range between \$1,100,000

&amp;

\$1,200,000

## Median sale price

Median price \$1,260,000

House

X

Unit

Suburb Thornbury

Period - From 01/01/2017

to

31/12/2017

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 | 23 Clyde St THORNBURY 3071     | \$1,200,000 | 23/10/2017   |
| 2 | 112 Hawthorn Rd NORTHCOTE 3070 | \$1,160,000 | 30/10/2017   |
| 3 | 68 Collins St THORNBURY 3071   | \$1,101,000 | 18/11/2017   |

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.



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties

**23 Clyde St THORNBURY 3071 (VG)**

**Agent Comments**



**Price:** \$1,200,000

**Method:** Sale

**Date:** 23/10/2017

**Rooms:** -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 386 sqm approx



**112 Hawthorn Rd NORTHCOTE 3070 (REI/VG)**

**Agent Comments**



**Price:** \$1,160,000

**Method:** Private Sale

**Date:** 30/10/2017

**Rooms:** -

**Property Type:** House (Res)



**68 Collins St THORNBURY 3071 (REI)**

**Agent Comments**



**Price:** \$1,101,000

**Method:** Auction Sale

**Date:** 18/11/2017

**Rooms:** -

**Property Type:** House (Res)