

## 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	10/87a Clyde Street, Thornbury Vic 3071
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#### Indicative selling price

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

Range between	\$310,000	&	\$320,000
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#### Median sale price

Median price	\$554,000	House		Unit	X	Suburb	Thornbury
Period - From	01/07/2016	to	30/06/2017	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	4/198 Raleigh St THORNBURY 3071	\$351,000	19/08/2017
2	6B/168 Victoria Rd NORTHCOTE 3070	\$350,000	06/05/2017
3	199c Mansfield St THORNBURY 3071	\$300,000	21/04/2017

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:** 3  
**Property Type:** Apartment  
**Land Size:** 46 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$310,000 - \$320,000  
**Median Unit Price**  
Year ending June 2017: \$554,000

## Comparable Properties



**4/198 Raleigh St THORNBURY 3071 (REI)**

**Agent Comments**



**Price:** \$351,000  
**Method:** Auction Sale  
**Date:** 19/08/2017  
**Rooms:** 3  
**Property Type:** Unit



**6B/168 Victoria Rd NORTHCOTE 3070 (REI/VG)**

**Agent Comments**



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 06/05/2017  
**Rooms:** -  
**Property Type:** Apartment



**199c Mansfield St THORNBURY 3071 (REI/VG)**

**Agent Comments**



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 21/04/2017  
**Rooms:** 2  
**Property Type:** Apartment