

# 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 4/10-12 Anderson Road, 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 \$540,000

### 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	6/14 Smith St THORNBURY 3071	\$515,000	31/08/2024
2	2/14 Normanby Av THORNBURY 3071	\$526,000	27/06/2024
3	3/131 Harold St THORNBURY 3071	\$540,000	04/05/2024

**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:

10/10/2024 21:16



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$540,000

**Median Unit Price**

June quarter 2024: \$600,000

## Comparable Properties



**6/14 Smith St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$515,000

**Method:** Auction Sale

**Date:** 31/08/2024

**Property Type:** Apartment



**2/14 Normanby Av THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$526,000

**Method:** Private Sale

**Date:** 27/06/2024

**Property Type:** Townhouse (Single)



**3/131 Harold St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$540,000

**Method:** Auction Sale

**Date:** 04/05/2024

**Property Type:** Unit

Account - Love & Co