

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

349 St Georges Road, Thornbury Vic 3071

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$1,142,500

Property Type

House

Suburb

Thornbury

Period - From

01/07/2019

to

30/09/2019

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 Keon St THORNBURY 3071	\$910,000	21/05/2019
2	80 Normanby Av THORNBURY 3071	\$880,000	29/06/2019
3	86 Raleigh St THORNBURY 3071	\$840,000	04/05/2019

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:

28/10/2019 14:24

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Indicative Selling Price

\$800,000 - \$850,000

Median House Price

September quarter 2019: \$1,142,500



Property Type: House

Land Size: 239.96 sqm approx

Agent Comments

Comparable Properties



23 Keon St THORNBURY 3071 (REI)

Agent Comments



Price: \$910,000

Method: Sold Before Auction

Date: 21/05/2019

Rooms: 3

Property Type: House



80 Normanby Av THORNBURY 3071 (REI)

Agent Comments



Price: \$880,000

Method: Auction Sale

Date: 29/06/2019

Property Type: House (Res)



86 Raleigh St THORNBURY 3071 (REI)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 04/05/2019

Property Type: House

Land Size: 187 sqm approx