

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

8/99 Ballantyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$290,000

&

\$310,000

Median sale price

Median price

\$568,500

Property Type

Unit

Suburb

Thornbury

Period - From

01/07/2023

to

30/09/2023

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	6/66 Woolton Av THORNBURY 3071	\$308,000	23/10/2023
2	7/99 Ballantyne St THORNBURY 3071	\$290,000	15/08/2023
3			

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:

21/11/2023 10:22



1 1 1

Property Type: Apartment

Land Size: 55 sqm approx

Agent Comments

Indicative Selling Price

\$290,000 - \$310,000

Median Unit Price

September quarter 2023: \$568,500

Comparable Properties



6/66 Woolton Av THORNBURY 3071 (REI)

Agent Comments

1 1 1

Price: \$308,000

Method: Private Sale

Date: 23/10/2023

Property Type: Apartment



7/99 Ballantyne St THORNBURY 3071 (REI/VG) **Agent Comments**

1 1 1

Price: \$290,000

Method: Private Sale

Date: 15/08/2023

Property Type: Unit

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996