

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

3/22 Smith Street Thornbury VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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 6 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

7/62 Gadd Street Northcote VIC 3070	\$563,000	02-Nov-20
12/4 McCracken Avenue Northcote VIC 3070	\$570,000	21-Nov-20
9/48 Harrison Street Brunswick East VIC 3057	\$578,000	10-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 03 December 2020



7/62 Gadd Street Northcote VIC 3070

Sold Price

^{RS} **\$563,000** Sold Date **02-Nov-20**

2 1 1

Distance **0.9km**



12/4 McCracken Avenue Northcote VIC 3070

Sold Price

^{RS} **\$570,000** Sold Date **21-Nov-20**

2 1 1

Distance **1.52km**



9/48 Harrison Street Brunswick East VIC 3057

Sold Price

^{RS} **\$578,000** Sold Date **10-Oct-20**

2 1 1

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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