

## 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

2/14 BALLANTYNE STREET THORNBURY VIC 3071

### Indicative selling price

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

Single Price

\$450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Thornbury

Period-from

01 Dec 2023

to

30 Nov 2024

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

4/14 BALLANTYNE STREET THORNBURY VIC 3071	\$450,000	03-Jun-24
3/14 BALLANTYNE STREET THORNBURY VIC 3071	\$423,333	19-Feb-24
2/10 NORMANBY AVENUE THORNBURY VIC 3071	\$457,000	27-Jul-23

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: 09 December 2024



**4/14 BALLANTYNE STREET  
THORNBURY VIC 3071**

1 1 -

Sold Price **\$450,000** Sold Date **03-Jun-24**

Distance **0km**



**3/14 BALLANTYNE STREET  
THORNBURY VIC 3071**

1 1 1

Sold Price **\$423,333** Sold Date **19-Feb-24**

Distance **0km**



**2/10 NORMANBY AVENUE  
THORNBURY VIC 3071**

1 1 1

Sold Price **\$457,000** Sold Date **27-Jul-23**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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