

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

7/33 WOOLTON AVENUE 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,500

Property type

Unit

Suburb

Thornbury

Period-from

01 Jan 2022

to

31 Dec 2022

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

11/87A CLYDE STREET THORNBURY VIC 3071	\$275,000	30-Sep-22
14/33 WOOLTON AVENUE THORNBURY VIC 3071	\$304,000	11-Nov-22
12/56 PENDER STREET THORNBURY VIC 3071	\$333,000	14-Nov-22

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: 30 January 2023



11/87A CLYDE STREET THORBURY VIC 3071

1 1 1

Sold Price **\$275,000** Sold Date **30-Sep-22**

Distance **1.49km**



14/33 WOOLTON AVENUE THORBURY VIC 3071

1 1 1

Sold Price **\$304,000** Sold Date **11-Nov-22**

Distance **0km**



12/56 PENDER STREET THORBURY VIC 3071

2 1 1

Sold Price **\$333,000** Sold Date **14-Nov-22**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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