Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/639 High Street, Thornbury Vic 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single pric	e \$395,000							
Median sale price								
Median price	\$647,500	Pro	Property Type Unit		t		Suburb	Thornbury
Period - From	01/01/2020	to	31/03/2020)	So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	3/112 Ballantyne St THORNBURY 3071	\$393,000	08/05/2020
2	9/42 Dundas St THORNBURY 3071	\$350,000	02/03/2020
3	8/121 St Georges Rd NORTHCOTE 3070	\$320,000	14/05/2020

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:

08/07/2020 17:16









Property Type: Apartment Agent Comments

Indicative Selling Price \$395,000 Median Unit Price March quarter 2020: \$647,500

Comparable Properties

	3/112 Ballantyne St THORNBURY 3071 (REI) 1 1 1	Agent Comments			
	Price: \$393,000 Method: Sold Before Auction Date: 08/05/2020 Rooms: 3 Property Type: Apartment	_			
I	9/42 Dundas St THORNBURY 3071 (REI) 1 1 1 1 1 1 1 Price: \$350,000 Method: Private Sale	Agent Comments			
	Date: 02/03/2020 Rooms: 2 Property Type: Apartment				



8/121 St Georges Rd NORTHCOTE 3070 (REI) Agent Comments



Price: \$320,000 Method: Private Sale Date: 14/05/2020 Property Type: Apartment

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.