

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

282 Raleigh Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,180,000

Property Type House

Suburb Thornbury

Period - From 06/05/2019

to

05/05/2020

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	105 Woolton Av, Thornbury, Vic 3071, Australia	\$1,095,610	29/04/2020
2	30 Normanby Av THORNBURY 3071	\$1,170,000	11/03/2020
3	179 Raleigh St THORNBURY 3071	\$1,150,000	28/03/2020

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:

06/05/2020 10:22



3 1 3

Property Type: House
Land Size: 505 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
06/05/2019 - 05/05/2020: \$1,180,000

Comparable Properties



105 Woolton Av, Thornbury, Vic 3071, Australia (REI)

Agent Comments

2 1 1

Price: \$1,095,610
Method:
Date: 29/04/2020
Property Type: House



30 Normanby Av THORNBURY 3071 (REI)

Agent Comments

3 1 1

Price: \$1,170,000
Method: Sold Before Auction
Date: 11/03/2020
Property Type: House (Res)
Land Size: 412 sqm approx



179 Raleigh St THORNBURY 3071 (REI/VG)

Agent Comments

3 1 2

Price: \$1,150,000
Method: Private Sale
Date: 28/03/2020
Property Type: House
Land Size: 478 sqm approx