Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	282 Raleigh Street, Thornbury Vic 3071
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000	Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,180,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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.

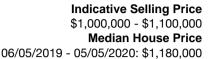
This Statement of Information was prepared on:	06/05/2020 10:22



Date of sale



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

Comparable Properties



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

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Price: \$1,095,610

Method:

Date: 29/04/2020 Property Type: House **Agent Comments**



30 Normanby Av THORNBURY 3071 (REI)

-3

Price: \$1,170,000

Method: Sold Before Auction

Date: 11/03/2020

Property Type: House (Res) Land Size: 412 sqm approx

Agent Comments



179 Raleigh St THORNBURY 3071 (REI/VG)

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

Account - Biggin & Scott | P: 03 9489 5777 | F: 03 9489 5788



