

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

7/99 BALLANTYNE STREET 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

\$295,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,499

Property type

Unit

Suburb

Thornbury

Period-from

01 Jul 2022

to

30 Jun 2023

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

16/33 WOOLTON AVENUE THORNBURY VIC 3071	\$342,500	19-Apr-23
7/7 SMITH STREET THORNBURY VIC 3071	\$348,000	17-Jun-23
6/60 STRETTLE STREET THORNBURY VIC 3071	\$310,000	30-Apr-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: 18 July 2023

**16/33 WOOLTON AVENUE
THORNBURY VIC 3071**

1 1 1

Sold Price

\$342,500 Sold Date **19-Apr-23**

Distance

0.5km**7/7 SMITH STREET THORNBURY
VIC 3071**

1 1 1

Sold Price

^{RS} **\$348,000** Sold Date **17-Jun-23**

Distance

0.62km**6/60 STRETTLE STREET
THORNBURY VIC 3071**

1 1 1

Sold Price

\$310,000 Sold Date **30-Apr-23**

Distance

1.12km**RS** = Recent sale**UN** = Undisclosed Sale

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