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 50 Leinster Grove, Thornbury Vic 3071

Indicative selling price

For the meaning	of this price see	con	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,514,444	Pro	Property Type Hous		se		Suburb	Thornbury
Period - From	01/07/2024	to	30/09/2024		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 sixmonths 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	1/49 Martin St THORNBURY 3071	\$1,600,000	12/12/2024
2			
3			

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.

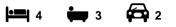
This Statement of Information was prepared on:

13/12/2024 17:34



RT Edgar





Property Type: House Land Size: 310 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price September quarter 2024: \$1,514,444

Comparable Properties



1/49 Martin St THORNBURY 3071 (REI)

Price: \$1,600,000 Method: Auction Sale Date: 12/12/2024 Property Type: House Agent Comments

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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