

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	103/679-685 High Street, Thornbury Vic 3071
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Indicative selling price

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

Single price	\$510,000
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Median sale price

Median price	\$605,000	House		Unit	X	Suburb	Thornbury
Period - From	01/10/2017	to	31/12/2017	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	105/2-4 Beavers Rd NORTHCOTE 3070	\$542,500	29/09/2017
2	4/61 Harold St THORNBURY 3071	\$572,000	09/12/2017
3	112/405 High St NORTHCOTE 3070	\$585,000	02/10/2017

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.