

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

1/31 Woolton Avenue, Thornbury Vic 3071

Indicative selling price

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

Single price \$609,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Thornbury

Period - From 21/03/2021

to 20/03/2022

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	4/37 Martin St THORNBURY 3071	\$685,000	25/01/2022
2	14/37 Woolton Av THORNBURY 3071	\$635,000	26/02/2022
3	6/13 Harold St THORNBURY 3071	\$614,000	12/03/2022

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:

21/03/2022 10:47



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



4/37 Martin St THORNBURY 3071 (REI)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 25/01/2022
Property Type: Unit



14/37 Woolton Av THORNBURY 3071 (REI)

Agent Comments



Price: \$635,000
Method: Auction Sale
Date: 26/02/2022
Property Type: Apartment



6/13 Harold St THORNBURY 3071 (REI)

Agent Comments



Price: \$614,000
Method: Auction Sale
Date: 12/03/2022
Property Type: Unit

Account - Love & Co