

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

5/37 MARTIN 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Sep 2023

to

31 Aug 2024

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

308/114 HELEN STREET NORTHCOTE VIC 3070

545000

25-Apr-24

6/15 CLIFTON GROVE PRESTON VIC 3072

530000

22-Jul-24

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: 13 September 2024

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**308/114 HELEN STREET
NORTHCOTE VIC 3070**

 2
  1
  1

Sold Price **545000** Sold Date **25-Apr-24**

Distance **1.09km**



**6/15 CLIFTON GROVE PRESTON
VIC 3072**

 2
  1
  1

Sold Price ^{RS} **530000** Sold Date **22-Jul-24**

Distance **1.92km**

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

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