

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

2/831a High Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$529,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Thornbury

Period - From

01/07/2022

to

30/09/2022

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	8/14 Smith St THORNBURY 3071	\$520,000	09/09/2022
2	207/1 High St PRESTON 3072	\$515,000	13/10/2022
3	3/46 Smith St THORNBURY 3071	\$505,000	23/10/2022

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:

16/11/2022 11:13

2/831a High Street, Thornbury Vic 3071

**Jellis
Craig**

John Karr
03 9403 9300
0419 522 328

JohnKarr@jellisrcraig.com.au

Indicative Selling Price

\$529,000

Median Unit Price

September quarter 2022: \$645,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties

8/14 Smith St THORNBURY 3071 (VG)

Agent Comments

 2  -  -

Price: \$520,000

Method: Sale

Date: 09/09/2022

Property Type: Strata Flat - Single OYO Flat



207/1 High St PRESTON 3072 (REI/VG)

Agent Comments

 2  1  1

Price: \$515,000

Method: Private Sale

Date: 13/10/2022

Property Type: Unit



3/46 Smith St THORNBURY 3071 (REI)

Agent Comments

 2  1  1

Price: \$505,000

Method: Auction Sale

Date: 23/10/2022

Property Type: Apartment

Account - Jellis Craig | P: 03 9403 9300



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.