

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

2/52 Clyde Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$885,500

Property Type

Townhouse

Suburb

Thornbury

Period - From

28/02/2021

to

27/02/2022

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	2/25 Wilmoth St THORNBURY 3071	\$1,250,000	06/11/2021
2	2/334 Gillies St THORNBURY 3071	\$1,210,000	21/09/2021
3	1/80 Pender St THORNBURY 3071	\$1,200,000	03/02/2022

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:

28/02/2022 09:25

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Indicative Selling Price

\$1,200,000

Median Townhouse Price

28/02/2021 - 27/02/2022: \$885,500



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/25 Wilmoth St THORNBURY 3071 (REI)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 06/11/2021

Property Type: Townhouse (Res)



2/334 Gillies St THORNBURY 3071 (REI)

Agent Comments

3 2 2

Price: \$1,210,000

Method: Auction Sale

Date: 21/09/2021

Property Type: Townhouse (Res)



1/80 Pender St THORNBURY 3071 (REI)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 03/02/2022

Property Type: Townhouse (Res)

Account - Love & Co