

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

10/109 Flinders 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Feb 2021

to

31 Jan 2022

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

6/109 Flinders Street Thornbury VIC 3071	\$700,000	10-Dec-21
7/111 Beaconsfield Parade Northcote VIC 3070	\$658,000	16-Oct-21
407/5 Beavers Road Northcote VIC 3070	\$672,500	19-Dec-21

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: 22 February 2022



6/109 Flinders Street Thornbury VIC 3071

2 1 2

Sold Price **\$700,000** Sold Date **10-Dec-21**

Distance -



7/111 Beaconsfield Parade Northcote VIC 3070

2 1 2

Sold Price **\$658,000** Sold Date **16-Oct-21**

Distance **1.94km**



407/5 Beavers Road Northcote VIC 3070

2 1 1

Sold Price **\$672,500** Sold Date **19-Dec-21**

Distance **1.62km**

RS = Recent sale UN = Undisclosed Sale

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