

# 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

7/12 Francis Grove, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$880,000

### Median sale price

Median price \$690,000

Property Type Unit

Suburb Thornbury

Period - From 01/04/2021

to 31/03/2022

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	6/1a Campbell Gr NORTHCOTE 3070	\$845,000	16/04/2022
2	7/158 Clarendon St THORNBURY 3071	\$820,000	12/02/2022
3	1B/280 Mansfield St THORNBURY 3071	\$800,000	08/04/2022

**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:

02/06/2022 10:06



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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price**

Year ending March 2022: \$690,000

## Comparable Properties



**6/1a Campbell Gr NORTHCOTE 3070 (REI/VG)** Agent Comments

2 2 1

**Price:** \$845,000

**Method:** Private Sale

**Date:** 16/04/2022

**Property Type:** Townhouse (Res)



**7/158 Clarendon St THORNBURY 3071 (REI/VG)** Agent Comments

2 2 2

**Price:** \$820,000

**Method:** Auction Sale

**Date:** 12/02/2022

**Property Type:** Townhouse (Res)

**Land Size:** 195 sqm approx



**1B/280 Mansfield St THORNBURY 3071 (REI/VG)** Agent Comments

2 1 1

**Price:** \$800,000

**Method:** Sold Before Auction

**Date:** 08/04/2022

**Property Type:** Townhouse (Res)

**Account** - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788