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	5/13 Harold Street, Thornbury Vic 3071
Including suburb and	•
postcode	

Indicative selling price

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

Single price \$325,000

Median sale price

Median price	\$630,000	Hou	se	Unit	Х	Suburb	Thornbury
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

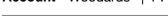
Comparable property sales (*Delete A or B below as applicable)

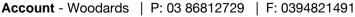
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3/602 Bell St PRESTON 3072	\$321,500	05/06/2018
2	8/54 Martin St THORNBURY 3071	\$335,000	07/04/2018
3	12/87a Clyde St THORNBURY 3071	\$341,000	17/03/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.









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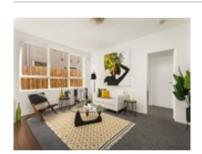




Rooms: 2 Property Type: Apartment **Agent Comments**

Indicative Selling Price \$325,000 **Median Unit Price** Year ending June 2018: \$630,000

Comparable Properties



3/602 Bell St PRESTON 3072 (REI)

Price: \$321.500 Method: Private Sale Date: 05/06/2018

Rooms: -

Property Type: Unit

Agent Comments



8/54 Martin St THORNBURY 3071 (REI/VG)





Price: \$335,000 Method: Auction Sale Date: 07/04/2018 Rooms: 3

Property Type: Unit

Agent Comments



12/87a Clyde St THORNBURY 3071 (REI/VG)





Price: \$341,000 Method: Auction Sale Date: 17/03/2018

Rooms: 2

Property Type: Apartment

Agent Comments

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