## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 61/337 Station Street, Thornbury Vic 3071

#### Indicative selling price

For the meaning	of this price see	e consumer.	vic.gov.a	au/underquo	ting		
Single pric	e \$750,000						
Median sale p	rice						
Median price	\$630,000	Property	Type U	nit		Suburb	Thornbury
Period - From	08/02/2020	to 07/02	/2021	Sc	ource	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 sixmonths 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		
3		

#### 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:

08/02/2021 09:58









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$750,000 Median Unit Price 08/02/2020 - 07/02/2021: \$630,000

# **Comparable Properties**

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.

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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.