

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

3/40 Woolton Avenue 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

\$280,000

&

\$305,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

Other

Suburb

Thornbury

Period-from

01 Oct 2018

to

30 Sep 2019

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

2/90 Harold Street Thornbury VIC 3071	\$280,000	21-Jun-19
9/90 Harold Street Thornbury VIC 3071	\$290,000	30-Apr-19
7/176 St Georges Road Northcote VIC 3070	\$300,000	24-Aug-19

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: 23 October 2019



2/90 Harold Street Thornbury VIC 3071

Sold Price **\$280,000** Sold Date **21-Jun-19**

 1  1  1

Distance **0.53km**



9/90 Harold Street Thornbury VIC 3071

Sold Price ^{RS} **\$290,000** Sold Date **30-Apr-19**

 1  1  1

Distance **0.53km**



7/176 St Georges Road Northcote VIC 3070

Sold Price ^{RS} **\$300,000** Sold Date **24-Aug-19**

 1  1  1

Distance **0.72km**

RS = Recent sale **UN** = Undisclosed Sale

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