

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

2/86 Collins Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$597,000

Property Type Unit

Suburb Thornbury

Period - From 05/03/2021

to

04/03/2022

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	3/360 St Georges Rd THORNBURY 3071	\$562,000	19/02/2022
2	3/8 Kemp St THORNBURY 3071	\$560,000	15/10/2021
3	12/31 Woolton Av THORNBURY 3071	\$505,000	02/03/2022

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:

05/03/2022 15:21



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



3/360 St Georges Rd THORNBURY 3071 (REI) **Agent Comments**

 2  1  1

Price: \$562,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Unit



3/8 Kemp St THORNBURY 3071 (REI/VG) **Agent Comments**

 2  1  1

Price: \$560,000

Method: Sold Before Auction

Date: 15/10/2021

Property Type: Apartment



12/31 Woolton Av THORNBURY 3071 (REI) **Agent Comments**

 2  1  1

Price: \$505,000

Method: Private Sale

Date: 02/03/2022

Property Type: Apartment