# 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

### 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 rang betwee		\$1,900,000	&	\$2,000,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$1,435,000	Prop	erty type	House		Suburb	Thornbury		
Period-from	01 Jun 2024	to	31 May 2	025	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	
94 COLLINS STREET THORNBURY VIC 3071	\$1,910,000	15-Feb-25	
76 ANDREW STREET NORTHCOTE VIC 3070	\$2,000,000	05-Apr-25	
38 SWIFT STREET THORNBURY VIC 3071	\$1,900,000	06-Dec-24	

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.

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 94 COLLINS STREET THORNBURY
 Sold Price
 \$1,910,000
 Sold Date
 15-Feb-25

 VIC 3071
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 □
 Distance
 0.99km



76 A	EW ST	REET NORTHCOTE	Sold Price	<sup>RS</sup> \$2,000,000	Sold Date	05-Apr-25
	∋ 1	⇔ 1			Distance	1.86km



38 SWIFT STREET THORNBURY VIC 3071			Sold Price	\$1,900,000	Sold Date	06-Dec-24
昌 3	1 🖳	<b>⊜</b> 1			Distance	1.89km

RS = Recent sale UN = Undisclosed Sale

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