

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress Including suburb and postcode
25 Hobson Street, Thornbury Vic 3071**Indicative selling price**

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

Range between \$740,000 & \$780,000

Median sale price

Median price \$1,250,000 House X Unit Suburb Thornbury

Period - From 01/04/2017 to 30/06/2017 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		
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.



Rooms:

Property Type: House

Land Size: 150 sqm approx

Agent Comments

This is a charming 2 bedroom home with off street parking in a particularly appealing location.

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.