

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 5/7 Smith Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$330,000 & \$363,000

Median sale price

Median price \$580,000 House Unit X Suburb Thornbury

Period - From 01/01/2018 to 31/03/2018 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	4/14 Ballantyne St THORNBURY 3071	\$375,000	28/02/2018
2	9/8 Kemp St THORNBURY 3071	\$345,398	06/04/2018
3	10/39 Rossmoyne St THORNBURY 3071	\$340,000	30/05/2018

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.~~

5/7 Smith Street, Thornbury Vic 3071



 1  1  1

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$330,000 - \$363,000
Median Unit Price
March quarter 2018: \$580,000

Comparable Properties



4/14 Ballantyne St THORNBURY 3071 (VG) [Agent Comments](#)

 1  -  -

Price: \$375,000
Method: Sale
Date: 28/02/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



9/8 Kemp St THORNBURY 3071 (REI/VG) [Agent Comments](#)

 1  1  1

Price: \$345,398
Method: Private Sale
Date: 06/04/2018
Rooms: -
Property Type: Apartment



10/39 Rossmoyne St THORNBURY 3071 (REI) [Agent Comments](#)

 1  1  1

Price: \$340,000
Method: Private Sale
Date: 30/05/2018
Rooms: -
Property Type: Apartment