

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

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	98 Hutton St THORNBURY 3071	\$1,250,000	13/03/2018
2	77 Smith St THORNBURY 3071	\$1,200,000	14/07/2018
3	335 Rossmoyne St THORNBURY 3071	\$1,192,000	03/03/2018

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.

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Indicative Selling Price

\$1,239,000

Median House Price

June quarter 2018: \$1,300,000



 3  1  2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



98 Hutton St THORNBURY 3071 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,250,000

Method: Private Sale

Date: 13/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 392 sqm approx



77 Smith St THORNBURY 3071 (REI)

Agent Comments

 3  1  1

Price: \$1,200,000

Method: Auction Sale

Date: 14/07/2018

Rooms: -

Property Type: House (Res)



335 Rossmoyne St THORNBURY 3071 (REI)

Agent Comments

 3  1  2

Price: \$1,192,000

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: House (Res)