

Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

## 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	19 Lewis Street, Thornbury Vic 3071
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,239,000

#### Median sale price

Median price	\$1,300,000	Hou	ise X	Unit		Suburb	Thornbury
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

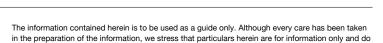
**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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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not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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**Indicative Selling Price** \$1,239,000 **Median House Price** June quarter 2018: \$1,300,000



Rooms:

Property Type: House (Res)

**Agent Comments** 

# Comparable Properties



98 Hutton St THORNBURY 3071 (REI/VG)

**--** 3

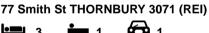


Price: \$1,250,000 Method: Private Sale Date: 13/03/2018

Rooms: -

Property Type: House (Res) Land Size: 392 sqm approx





Price: \$1,200,000 Method: Auction Sale Date: 14/07/2018

Rooms: -

Property Type: House (Res)

**Agent Comments** 

Agent Comments



335 Rossmoyne St THORNBURY 3071 (REI)

Date: 03/03/2018





Price: \$1,192,000 Method: Auction Sale

Rooms: -

Property Type: House (Res)

Agent Comments

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