

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 8 Ballantyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

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 Bruce St PRESTON 3072	\$2,300,000	19/04/2017
2	57 Collins St THORNBURY 3071	\$2,010,000	03/06/2017
3	8 Swift St NORTHCOTE 3070	\$1,875,000	15/07/2017

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.

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

June quarter 2017: \$1,250,000



Rooms:

Property Type: House (Res)

Land Size: 809 sqm approx

Agent Comments

Comparable Properties



2 Bruce St PRESTON 3072 (REI)

Agent Comments



Price: \$2,300,000

Method: Private Sale

Date: 19/04/2017

Rooms: -

Property Type: House (Res)

57 Collins St THORNBURY 3071 (REI)

Agent Comments



Price: \$2,010,000

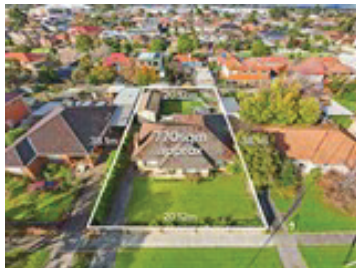
Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 849 sqm approx



8 Swift St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,875,000

Method: Auction Sale

Date: 15/07/2017

Rooms: -

Property Type: House