

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

2/1 Collins Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$554,000 House Unit X Suburb Thornbury

Period - From 01/07/2016 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	1/54 Pender St THORNBURY 3071	\$415,000	08/07/2017
2	12/14 Hutton St THORNBURY 3071	\$389,000	08/04/2017
3	6/99 Ballantyne St THORNBURY 3071	\$370,500	01/04/2017

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.~~

2/1 Collins Street, Thornbury Vic 3071

John Bisignano

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Rooms:

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

Year ending June 2017: \$554,000

Comparable Properties



1/54 Pender St THORNBURY 3071 (REI)

[Agent Comments](#)

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Price: \$415,000

Method: Auction Sale

Date: 08/07/2017

Rooms: -

Property Type: Apartment



12/14 Hutton St THORNBURY 3071 (VG)

[Agent Comments](#)

 1  -  -

Price: \$389,000

Method: Sale

Date: 08/04/2017

Rooms: -

Property Type: Strata Flat - Single OYO Flat

6/99 Ballantyne St THORNBURY 3071 (REI/VG) [Agent Comments](#)

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Price: \$370,500

Method: Auction Sale

Date: 01/04/2017

Rooms: -

Property Type: Unit