Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

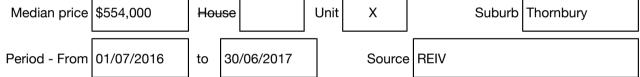
Address Including suburb and postcode

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 pr	ice				
Madian price	¢εε 4 000 U			Suburb	Thereburg



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.

Ado	dress 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do 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.





Rooms: Property Type: Apartment Agent Comments John Bisignano 03 9489 1030 0413 067 916 john.bisignano@harcourts.com.au

> 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)



Price: \$415,000 Method: Auction Sale Date: 08/07/2017 Rooms: -Property Type: Apartment

1

Agent Comments



Agent Comments

Price: \$389,000 Method: Sale Date: 08/04/2017 Rooms: -

Property Type: Strata Flat - Single OYO Flat

12/14 Hutton St THORNBURY 3071 (VG)

боа_

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



Price: \$370,500 Method: Auction Sale Date: 01/04/2017 Rooms: -Property Type: Unit

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