

Gino De lesi (03) 9489 9422 0418 328 062 ginodeiesi@mcgrath.com.au

#### Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address	388A Station 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	\$865,000

#### Median sale price

Median price	\$1,250,000	Hou	ise X	Unit		Suburb	Thornbury
Period - From	01/10/2017	to	31/12/2017		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.

Add	dress of comparable property	Price	Date of sale
1	192b raleigh St THORNBURY 3071	\$885,000	14/10/2017
2	3/11 Clarendon St THORNBURY 3071	\$835,000	12/02/2018
3	260b Gooch St THORNBURY 3071	\$830,000	03/02/2018

#### 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.

Account - Mcgrath Northcote | P: 03 9489 9422 | F: 03 9486 2614





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# **McGrath**

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**Indicative Selling Price** \$865,000 **Median House Price** December quarter 2017: \$1,250,000



Rooms:

Property Type: Townhouse (Res)

**Agent Comments** 

## Comparable Properties



192b raleigh St THORNBURY 3071 (REI/VG)





Price: \$885,000 Method: Auction Sale Date: 14/10/2017

Rooms: -

Property Type: Townhouse (Res)



3/11 Clarendon St THORNBURY 3071 (REI)







Price: \$835,000 Method: Private Sale Date: 12/02/2018

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Agent Comments

**Agent Comments** 



260b Gooch St THORNBURY 3071 (REI)

**--** 2





Price: \$830.000 Method: Auction Sale Date: 03/02/2018

Rooms: -

Property Type: Townhouse (Res)

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