

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

50 Flinders Street, Thornbury Vic 3071

Indicative selling price

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

Single price \$1,690,000

Median sale price

Median price \$1,300,000

House

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.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 3 Veronica St NORTHCOTE 3070 | \$1,660,000 | 05/05/2018 |
| 2 | 19 Northcote St NORTHCOTE 3070 | \$1,630,000 | 02/06/2018 |
| 3 | 96 Speight St THORNBURY 3071 | \$1,498,000 | 05/05/2018 |

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.



Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



3 Veronica St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,660,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: House (Res)



19 Northcote St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,630,000

Method: Auction Sale

Date: 02/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 351 sqm approx



96 Speight St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,498,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 486 sqm approx