

#### 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	58e Leinster Grove, Thornbury Vic 3071
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$580,000	Hou	se	Unit	Х	5	Suburb	Thornbury
Period - From	01/01/2018	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	11/4 Austral Av PRESTON 3072	\$753,000	17/02/2018
2	1/141 Normanby Av THORNBURY 3071	\$750,000	15/02/2018
3	6/107 Herbert St NORTHCOTE 3070	\$730,000	20/04/2018

#### 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 - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884





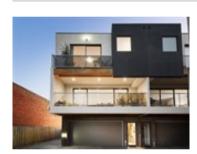


Rooms:

**Property Type:** Apartment Agent Comments

Indicative Selling Price \$779,000 Median Unit Price March quarter 2018: \$580,000

## Comparable Properties



11/4 Austral Av PRESTON 3072 (REI)

**\_** 2



**6** 2

**Price:** \$753,000 **Method:** Auction Sale **Date:** 17/02/2018

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 

1/141 Normanby Av THORNBURY 3071 (REI)

**-**2







Price: \$750,000 Method: Private Sale Date: 15/02/2018

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 

6/107 Herbert St NORTHCOTE 3070 (REI)



**=** 2





Price: \$730.000

Method: Sold Before Auction

Date: 20/04/2018

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 

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