

Anthony De Iesi 9489 9422 0407 803 501 anthonydeiesi@mcgrath.com.au

#### Statement of Information

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

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

| Address              | 335 Rossmoyne Street, Thornbury Vic 3071 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |
|                      |  |

#### Indicative selling price

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

| Range between | \$1,050,000 | & | \$1,155,000 |
|---------------|-------------|---|-------------|
|               |             |   |             |

#### Median sale price

| Median price  | \$1,275,000 | Hou | ıse X      | Unit |        | Suburb | Thornbury |
|---------------|-------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/07/2017  | to  | 30/09/2017 |      | Source | REIV   |           |

#### Comparable property sales (\*Delete A or B below as applicable)

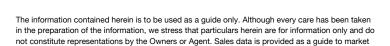
**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress of comparable property  | Price       | Date of sale |
|-----|-------------------------------|-------------|--------------|
| 1   | 63b Clyde St THORNBURY 3071   | \$1,171,000 | 14/11/2017   |
| 2   | 93 St David St THORNBURY 3071 | \$1,135,000 | 24/06/2017   |
| 3   | 207 Collins St THORNBURY 3071 | \$1,025,000 | 21/10/2017   |

#### 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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activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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# **McGrath**

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**Indicative Selling Price** \$1,050,000 - \$1,155,000 **Median House Price** September quarter 2017: \$1,275,000



Rooms:

Property Type: House Land Size: 477 sqm approx

**Agent Comments** 

## Comparable Properties



63b Clyde St THORNBURY 3071 (REI)



Price: \$1,171,000 Method: Private Sale Date: 14/11/2017

Rooms: -

Property Type: House (Res)

**Agent Comments** 

93 St David St THORNBURY 3071 (REI)

**=** 3





Price: \$1,135,000 Method: Auction Sale Date: 24/06/2017 Rooms: -

Property Type: House (Res) Land Size: 359 sqm approx

Agent Comments



207 Collins St THORNBURY 3071 (REI)



Price: \$1,025,000 Method: Auction Sale Date: 21/10/2017

Rooms: -

Property Type: House (Res)

Agent Comments

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