

## 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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	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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**Indicative Selling Price**

\$1,050,000 - \$1,155,000

**Median House Price**

September quarter 2017: \$1,275,000



 3  1  1

**Rooms:**

**Property Type:** House

**Land Size:** 477 sqm approx

Agent Comments

## Comparable Properties



63b Clyde St THORNBURY 3071 (REI)

Agent Comments

 3  1  1

**Price:** \$1,171,000

**Method:** Private Sale

**Date:** 14/11/2017

**Rooms:** -

**Property Type:** House (Res)

93 St David St THORNBURY 3071 (REI)

Agent Comments

 3  1  1

**Price:** \$1,135,000

**Method:** Auction Sale

**Date:** 24/06/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 359 sqm approx



207 Collins St THORNBURY 3071 (REI)

Agent Comments

 2  1  1

**Price:** \$1,025,000

**Method:** Auction Sale

**Date:** 21/10/2017

**Rooms:** -

**Property Type:** House (Res)