

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
15 Harry Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,950,000 & \$2,050,000

Median sale price

Median price \$1,250,000 House 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.

	Address of comparable property	Price	Date of sale
1	34 Oamaru St NORTHCOTE 3070	\$2,450,000	14/10/2017
2	3 Oamaru St NORTHCOTE 3070	\$2,250,000	28/10/2017
3	26 Salisbury Gr NORTHCOTE 3070	\$1,950,000	26/07/2017

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.



Rooms:

Property Type: House (Res)

Land Size: 608 sqm approx

Agent Comments

There were no comparable in Thornbury area.

Comparable Properties



34 Oamaru St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$2,450,000

Method: Private Sale

Date: 14/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 415 sqm approx



3 Oamaru St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,250,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)



26 Salisbury Gr NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,950,000

Method: Private Sale

Date: 26/07/2017

Rooms: -

Property Type: House