

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress Including suburb and postcode
68/337 Station Street, Thornbury Vic 3071**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$695,000

Median sale price

Median price \$650,000

House

Unit

X

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.

Address of comparable property	Price	Date of sale
1		
2		
3		

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: Apartment

Agent Comments

A massive 3 bedroom, 2 bathroom apartment with 2 car off street parking. This block features superb facilities including a pool, gym and even a tennis court.

Comparable Properties



33/85c Clyde St THORNBURY 3071 (REI)

Agent Comments



Price: \$726,000

Method: Auction Sale

Date: 24/06/2017

Rooms: -

Property Type: Townhouse (Res)



94/337 Station St THORNBURY 3071 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 14/09/2017

Rooms: -

Property Type: Apartment

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.