

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

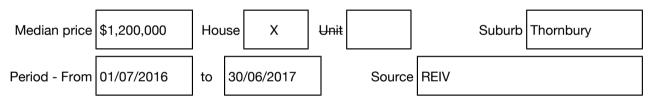
Address 29 Strettle Street, Thornbury Vic 3071 Including suburb and postcode

#### Indicative selling price

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

 Range between
 \$1,250,000
 &
 \$1,350,000

#### Median sale price



#### 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	54 Bradley Av THORNBURY 3071	\$1,350,000	18/03/2017
2	107 Hutton St THORNBURY 3071	\$1,260,000	26/07/2017
3	83 Gladstone Av NORTHCOTE 3070	\$1,215,000	02/06/2017

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.

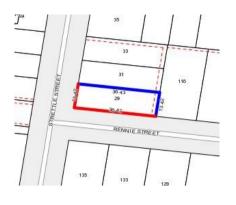
#### Account - Nelson Alexander | P: 03 9486 1800 | F: 03 9482 2759

propertydata

#### Generated: 24/08/2017 15:00

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending June 2017: \$1,200,000

## **Comparable Properties**

54 Bradley Av THORNBURY 3071 (REI/VG) 3 1 4 Price: \$1,350,000 Method: Auction Sale Date: 18/03/2017 Rooms: - Property Type: House Land Size: 419 sqm approx	Agent Comments
107 Hutton St THORNBURY 3071 (REI) 3 2 3 3 Price: \$1,260,000 Method: Private Sale Date: 26/07/2017 Rooms: 5 Property Type: House Land Size: 359 sqm approx	Agent Comments
83 Gladstone Av NORTHCOTE 3070 (VG) Image: 3 Image: a filled by the state of the	Agent Comments

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