

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

1/20 STRETTLE STREET THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single-Price

or range
between

\$1,050,000

&

\$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,420,000

Property type

Other

Suburb

Thornbury

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

3 GRANT STREET COBURG VIC 3058	\$1,200,000	26-Oct-23
4/59 MILLER STREET THORNBURY VIC 3071	\$1,160,000	02-Dec-23

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 6 months.

This Statement of Information was prepared on: 26 February 2024



3 GRANT STREET COBURG VIC 3058

3 3 2

Sold Price **\$1,200,000** Sold Date **26-Oct-23**

Distance **0.81km**



4/59 MILLER STREET THORBURY VIC 3071

3 2 1

Sold Price **\$1,160,000** Sold Date **02-Dec-23**

Distance **0.83km**

RS = Recent sale UN = Undisclosed Sale

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