

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

1/59 Miller Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$882,000 Property Type Townhouse Suburb Thornbury

Period - From 19/06/2023 to 18/06/2024 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	1/125 Darebin Rd THORNBURY 3071	\$835,000	05/01/2024
2	105 Elm St NORTHCOTE 3070	\$887,500	01/06/2024
3	6/82 Shaftesbury Pde THORNBURY 3071	\$810,000	01/05/2024

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.~~

This Statement of Information was prepared on:

19/06/2024 14:24



Property Type: Townhouse

Agent Comments

Comparable Properties



1/125 Darebin Rd THORNBURY 3071 (REI)

Agent Comments



Price: \$835,000

Method:

Date: 05/01/2024

Property Type: Townhouse (Single)



105 Elm St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$887,500

Method: Auction Sale

Date: 01/06/2024

Property Type: Townhouse (Res)



6/82 Shaftesbury Pde THORNBURY 3071 (REI)

Agent Comments



Price: \$810,000

Method: Sold Before Auction

Date: 01/05/2024

Property Type: Townhouse (Res)