

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

1/8-10 Martin Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$568,500 Property Type Unit Suburb Thornbury

Period - From 01/07/2023 to 30/09/2023 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	1/198 Raleigh St THORNBURY 3071	\$550,000	20/05/2023
2	3/52 Gadd St NORTHCOTE 3070	\$496,000	21/08/2023
3	205/5 Beavers Rd NORTHCOTE 3070	\$470,000	07/08/2023

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:

23/10/2023 13:19

1/8-10 Martin Street, Thornbury Vic 3071

LOVE & CO

Eric Brown
9480 2288
0474 870 856
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 1  1  1

Property Type: Villa

Agent Comments

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

September quarter 2023: \$568,500

Comparable Properties



1/198 Raleigh St THORNBURY 3071 (REI)

Agent Comments

 1  1  1

Price: \$550,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Unit



3/52 Gadd St NORTHCOTE 3070 (REI)

Agent Comments

 1  1  1

Price: \$496,000

Method: Private Sale

Date: 21/08/2023

Property Type: Townhouse (Single)



205/5 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments

 1  1  1

Price: \$470,000

Method: Private Sale

Date: 07/08/2023

Property Type: Unit

Account - Love & Co



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