

# 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

1/83 Speight Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$670,000 & \$690,000

### Median sale price

Median price \$626,250 Property Type Unit Suburb Thornbury

Period - From 01/10/2023 to 31/12/2023 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	6/33 Chingford St FAIRFIELD 3078	\$727,000	17/02/2024
2	2/83 Speight St THORNBURY 3071	\$671,500	22/02/2024
3	3/83 Speight St THORNBURY 3071	\$671,500	22/02/2024

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:

26/03/2024 14:40



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$670,000 - \$690,000

**Median Unit Price**

December quarter 2023: \$626,250

## Comparable Properties



**6/33 Chingford St FAIRFIELD 3078 (REI)**

**Agent Comments**



**Price:** \$727,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** Unit



**2/83 Speight St THORNBURY 3071 (REI)**

**Agent Comments**



**Price:** \$671,500

**Method:** Private Sale

**Date:** 22/02/2024

**Property Type:** Unit



**3/83 Speight St THORNBURY 3071 (REI)**

**Agent Comments**



**Price:** \$671,500

**Method:** Private Sale

**Date:** 22/02/2024

**Property Type:** Unit

**Account - Barry Plant** | P: 03 94605066 | F: 03 94605100