## 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								
Range betweer	\$670,000		&		\$690,000			
Median sale price								
Median price	\$626,250	Pro	operty Type	Unit			Suburb	Thornbury
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress 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) 2 1 2 2 Price: \$727,000 Method: Auction Sale Date: 17/02/2024 Property Type: Unit	Agent Comments
2/83 Speight St THORNBURY 3071 (REI) 2 1 1 1 Price: \$671,500 Method: Private Sale Date: 22/02/2024 Property Type: Unit	Agent Comments
3/83 Speight St THORNBURY 3071 (REI) 2 1 1 1 Price: \$671,500 Method: Private Sale Date: 22/02/2024 Property Type: Unit	Agent Comments

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





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