

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

102/23-25 Clapham Street, Thornbury Vic 3071
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Indicative selling price

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

Range between

\$460,000

 &

\$500,000

Median sale price

Median price

\$617,500

 Property Type

Unit

 Suburb

Thornbury

Period - From

01/04/2023

 to

31/03/2024

 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	5/64 Collins St THORNBURY 3071	\$520,000	28/05/2024
2	505/636 High St THORNBURY 3071	\$490,000	11/04/2024
3	312/5 Beavers Rd NORTHCOTE 3070	\$472,000	14/02/2024

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:

18/06/2024 14:56



Property Type:

Agent Comments

Comparable Properties



5/64 Collins St THORNBURY 3071 (REI)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 28/05/2024

Property Type: Unit

505/636 High St THORNBURY 3071 (VG)

Agent Comments



Price: \$490,000

Method: Sale

Date: 11/04/2024

Property Type: Strata Flat - Single OYO Flat

312/5 Beavers Rd NORTHCOTE 3070 (VG)

Agent Comments



Price: \$472,000

Method: Sale

Date: 14/02/2024

Property Type: Strata Flat - Single OYO Flat