

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

103 Keon Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,412,500

Property Type House

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	46 Johnson St THORNBURY 3071	\$1,613,000	15/03/2024
2	52 Bradley Av THORNBURY 3071	\$1,600,000	24/02/2024
3	68 Ballantyne St THORNBURY 3071	\$1,500,000	13/12/2023

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:

22/03/2024 11:48



Rooms: 4

Property Type:

Divorce/Estate/Family Transfers

Land Size: 367 sqm approx

Agent Comments

Comparable Properties



46 Johnson St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,613,000

Method: Sold Before Auction

Date: 15/03/2024

Property Type: House

Land Size: 442 sqm approx



52 Bradley Av THORNBURY 3071 (REI)

Agent Comments



Price: \$1,600,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)



68 Ballantyne St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 13/12/2023

Property Type: House