# 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

105/23-25 Clapham Street, Thornbury Vic 3071

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$630,000		&		\$690,000			
Median sale pr	rice							
Median price	\$677,000	Pro	operty Type	Unit			Suburb	Thornbury
Period - From	01/01/2023	to	31/03/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	313/114 Helen St NORTHCOTE 3070	\$700,000	22/03/2023
2	413/5 Beavers Rd NORTHCOTE 3070	\$680,000	27/04/2023
3			

OR

**B**<sup>\*</sup> 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:

29/05/2023 14:39



# 105/23-25 Clapham Street, Thornbury Vic 3071

# <u>591 901</u> 45.7



**Property Type:** Agent Comments

# COLLINGS

Christian Gravias 9486 2000 0424 647 353 cg@collings.com.au

Indicative Selling Price \$630,000 - \$690,000 Median Unit Price March quarter 2023: \$677,000

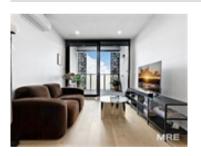




313/114 Helen St NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$700,000 Method: Sold Before Auction Date: 22/03/2023 Property Type: Apartment



413/5 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$680,000 Method: Private Sale Date: 27/04/2023 Property Type: Apartment

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.

#### Account - Collings Real Estate | P: 03 9486 2000

propertydata



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