#### 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	117a Flinders Street, Thornbury Vic 3071
Including suburb and	·
postcode	

#### Indicative selling price

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

Range between \$1,500,000	&	\$1,600,000
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#### Median sale price

Median price	\$1,485,000	Pro	perty Type	House		Suburb	Thornbury
Period - From	01/07/2023	to	30/09/2023		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

Add	dress of comparable property	Price	Date of sale
1	14 Woolton Av THORNBURY 3071	\$1,757,000	16/07/2023
2	266 Raleigh St THORNBURY 3071	\$1,511,000	23/09/2023
3	41 Okeefe St PRESTON 3072	\$1,480,000	14/10/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/11/2023 16:04





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\$1,500,000 - \$1,600,000 **Median House Price** 

September quarter 2023: \$1,485,000

**Indicative Selling Price** 





Land Size: 645 sqm approx **Agent Comments** 

Offered for the first time, this updated four bedroom, two bathroom home basks in light from a northerly rear aspect and presents plentiful living space on approx. 645m2 with rear ROW.

## Comparable Properties



14 Woolton Av THORNBURY 3071 (REI)





Price: \$1,757,000 Method: Auction Sale Date: 16/07/2023

Property Type: House (Res) Land Size: 603 sqm approx

Agent Comments

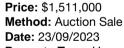
266 Raleigh St THORNBURY 3071 (REI)

**-**3





Agent Comments



Property Type: House (Res) Land Size: 673 sqm approx



41 Okeefe St PRESTON 3072 (REI)





Price: \$1,480,000 Method: Auction Sale Date: 14/10/2023

Property Type: House (Res) Land Size: 650 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9403 9300



