

# 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

117a Flinders Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,485,000 Property 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	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 comparable properties 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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 4  2  4

**Property Type:** House  
**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.

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

September quarter 2023: \$1,485,000

## Comparable Properties



14 Woolton Av THORNBURY 3071 (REI)

Agent Comments

 4  2  3

**Price:** \$1,757,000  
**Method:** Auction Sale  
**Date:** 16/07/2023  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx

266 Raleigh St THORNBURY 3071 (REI)

Agent Comments

 3  1  2

**Price:** \$1,511,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 673 sqm approx



41 Okeefe St PRESTON 3072 (REI)

Agent Comments

 4  2  1

**Price:** \$1,480,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

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