

# 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

12/14 Ballantyne 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)

Single price \$369,000

### Median sale price

Median price \$460,750

Property Type Unit

Suburb Thornbury

Period - From 06/09/2022

to 05/09/2023

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	1/15 Rennie St THORNBURY 3071	\$364,000	29/06/2023
2	12/45 Woolton Av THORNBURY 3071	\$380,000	02/09/2023
3	8/70 Collins St THORNBURY 3071	\$391,000	01/07/2023

**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:

06/09/2023 16:17



**Property Type:** Apartment

Agent Comments

## Comparable Properties



1/15 Rennie St THORNBURY 3071 (REI)

Agent Comments



**Price:** \$364,000

**Method:** Auction Sale

**Date:** 29/06/2023

**Rooms:** 3

**Property Type:** Apartment



12/45 Woolton Av THORNBURY 3071 (REI)

Agent Comments



**Price:** \$380,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Rooms:** 2

**Property Type:** Apartment



8/70 Collins St THORNBURY 3071 (REI/VG)

Agent Comments



**Price:** \$391,000

**Method:** Auction Sale

**Date:** 01/07/2023

**Property Type:** Apartment