

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

12/45-47 Collins Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$620,000

 &

\$680,000

Median sale price

Median price

\$627,500

 Property Type

Unit

 Suburb

Thornbury

Period - From

01/01/2024

 to

31/03/2024

 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	3/22 Smith St THORNBURY 3071	\$675,000	18/05/2024
2	8/45-47 Collins St THORNBURY 3071	\$674,000	05/05/2024
3	2/70 Clarendon St THORNBURY 3071	\$630,000	24/04/2024

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:

28/05/2024 11:41



Rooms: 3

Property Type: villa unit

Land Size: subdivision sqm
approx

[Agent Comments](#)

Comparable Properties



3/22 Smith St THORNBURY 3071 (REI)

[Agent Comments](#)



Price: \$675,000

Method: Auction Sale

Date: 18/05/2024

Property Type: Unit



8/45-47 Collins St THORNBURY 3071 (REI)

[Agent Comments](#)



Price: \$674,000

Method: Auction Sale

Date: 05/05/2024

Property Type: Unit



2/70 Clarendon St THORNBURY 3071 (REI)

[Agent Comments](#)



Price: \$630,000

Method: Sold Before Auction

Date: 24/04/2024

Property Type: Unit