

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 WOOLTON AVENUE THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,499

Property type

Unit

Suburb

Thornbury

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

11/105 FLINDERS STREET THORNBURY VIC 3071	\$380,000	22-May-23
8/70 COLLINS STREET THORNBURY VIC 3071	\$391,000	01-Jul-23

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 6 months.

This Statement of Information was prepared on: 03 August 2023

**11/105 FLINDERS STREET
THORNBURY VIC 3071**

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Sold Price **\$380,000** Sold Date **22-May-23**Distance **1.47km****8/70 COLLINS STREET
THORNBURY VIC 3071**

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Sold Price ^{RS} **\$391,000** Sold Date **01-Jul-23**Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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