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

129 Ballantyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between $2,500,000 & $2,650,000

Median sale price

| Median price | $1,485,000 | Property Type | House | 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	16 Gooch St THORNBURY 3071	$2,750,000	22/04/2024
2	40 Woolhouse St NORTHCOTE 3070	$2,625,000	16/03/2024
3	7 Carthew Gr PRESTON 3072	$2,510,000	22/03/2024

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: 04/06/2024 09:41

CONSUMER AFFAIRS VICTORIA

129 Ballantyne Street, Thornbury Vic 3071

LOVE & CO

George Theocharis
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🛏 4   🛁 2   🚗 2

Property Type: House
Land Size: 531 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,650,000
Median House Price
March quarter 2024: $1,485,000

Comparable Properties

16 Gooch St THORNBURY 3071 (REI)

🛏 4   🛁 3   🚗 4

Price: $2,750,000
Method: Private Sale
Date: 22/04/2024
Property Type: House

Agent Comments

40 Woolhouse St NORTHCOTE 3070 (REI)

🛏 4   🛁 3   🚗 2

Price: $2,625,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House

Agent Comments

7 Carthew Gr PRESTON 3072 (REI)

🛏 4   🛁 3   🚗 2

Price: $2,510,000
Method: Private Sale
Date: 22/03/2024
Property Type: House

Agent Comments

Account - Love & Co