

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

13/137-139 FLINDERS STREET 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Feb 2023

to

31 Jan 2024

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

6/267 ROSSMOYNE STREET THORNBURY VIC 3071	\$620,000	29-Sep-23
10/32 DUNDAS STREET THORNBURY VIC 3071	\$627,500	16-Oct-23
11/42-44 CLARENDON STREET THORNBURY VIC 3071	\$689,000	26-Jan-24

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: 07 February 2024



**6/267 ROSSMOYNE STREET
 THORNBURY VIC 3071**

 2  1  1

Sold Price **\$620,000** Sold Date **29-Sep-23**

Distance **0.32km**



**10/32 DUNDAS STREET
 THORNBURY VIC 3071**

 2  1  1

Sold Price **\$627,500** Sold Date **16-Oct-23**

Distance **1.03km**



**11/42-44 CLARENDON STREET
 THORNBURY VIC 3071**

 2  1  1

Sold Price ^{RS} **\$689,000** Sold Date **26-Jan-24**

Distance **1.09km**

RS = Recent sale **UN** = Undisclosed Sale

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