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	137 Clarendon Street, Thornbury Vic 3071
Including suburb and	
postcode	

Indicative selling price

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,450,000	Pro	perty Type	House		Suburb	Thornbury
Period - From	01/07/2022	to	30/06/2023		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	103 Smith St THORNBURY 3071	\$1,380,000	10/07/2023
2	344 Victoria Rd THORNBURY 3071	\$1,310,000	02/09/2023
3	124 Gooch St THORNBURY 3071	\$1,308,000	05/08/2023

OR

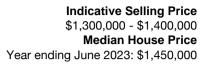
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/09/2023 15:48





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Property Type: House Agent Comments

Comparable Properties



103 Smith St THORNBURY 3071 (REI)

Price: \$1,380,000

Method: Sold Before Auction

Date: 10/07/2023

Property Type: House (Res)

Agent Comments



344 Victoria Rd THORNBURY 3071 (REI)

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Price: \$1,310,000 Method: Auction Sale **Date:** 02/09/2023

Property Type: House (Res)

Agent Comments

Agent Comments

124 Gooch St THORNBURY 3071 (REI)

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Price: \$1,308,000

Method: Sold Before Auction

Date: 05/08/2023

Property Type: House (Res) Land Size: 358 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



