

# 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

139 Collins Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000 & \$1,650,000

### Median sale price

Median price \$1,412,500 Property Type House Suburb Thornbury

Period - From 01/10/2023 to 31/12/2023 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		
2		
3		

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: 12/03/2024 12:00



**Property Type:** House

**Agent Comments**

Brand new dwelling with 4 bed 3 bath and double garage + city views.

## Comparable Properties

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. 139 Collins Street, Thornbury is a brand new dwelling with high end finishes. There are no comparable properties in the Thornbury area that have recently sold, however we believe this property is worth the estimated price due to location and size of the home.