

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

14 Rossmoyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

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	47 Keon St THORNBURY 3071	\$1,455,000	21/12/2023
2	144 Rossmoyne St THORNBURY 3071	\$1,440,000	25/08/2023
3	137 Clarendon St THORNBURY 3071	\$1,416,000	23/09/2023

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:

08/02/2024 10:05



Property Type: House
Land Size: 393 sqm approx

Agent Comments

Within one of Thornbury's premier treelined streets, this well loved four bedroom, two bathroom Victorian showcases charming period grandeur alongside potential to enhance/rebuild (STCA).

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2023: \$1,412,500

Comparable Properties



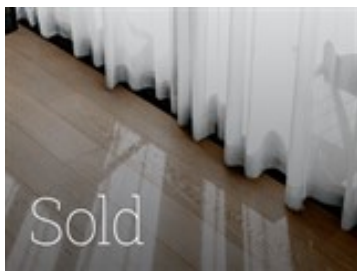
47 Keon St THORNBURY 3071 (REI)



Price: \$1,455,000
Method: Private Sale
Date: 21/12/2023
Property Type: House

Agent Comments

Land size approximately 367m2.



144 Rossmoyne St THORNBURY 3071 (REI/VG)



Price: \$1,440,000
Method: Private Sale
Date: 25/08/2023
Property Type: House (Res)
Land Size: 427 sqm approx

Agent Comments



137 Clarendon St THORNBURY 3071 (REI/VG)



Price: \$1,416,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 481 sqm approx

Agent Comments