

# 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

140 Clarendon 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 \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,480,000 Property Type House Suburb Thornbury

Period - From 01/04/2023 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	344 Victoria Rd THORNBURY 3071	\$1,310,000	02/09/2023
2	336 Rossmoyne St THORNBURY 3071	\$1,287,000	29/04/2023
3	168 Dundas St THORNBURY 3071	\$1,275,000	22/06/2023

**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:

03/10/2023 15:30



**Rooms:** 5

**Property Type:** House

**Land Size:** 561 sqm approx

Agent Comments

## Comparable Properties



**344 Victoria Rd THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)



**336 Rossmoyne St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$1,287,000

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** House (Res)

**Land Size:** 463 sqm approx



**168 Dundas St THORNBURY 3071 (REI/VG)**

Agent Comments



**Price:** \$1,275,000

**Method:** Private Sale

**Date:** 22/06/2023

**Property Type:** House

**Land Size:** 576 sqm approx