

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

15/58 Clarendon Street, Thornbury Vic 3071
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Indicative selling price

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

Range between

\$770,000

 &

\$820,000

Median sale price

Median price

\$670,000

 Property Type

Unit

 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	602/5 Beavers Rd NORTHCOTE 3070	\$825,000	31/07/2023
2	7/337 Station St THORBURY 3071	\$765,000	22/06/2023
3	503/7 Warrs Av PRESTON 3072	\$800,000	16/08/2023

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:

06/09/2023 16:19



Property Type:

Agent Comments

Comparable Properties



602/5 Beavers Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$825,000

Method:

Date: 31/07/2023

Property Type: Apartment



7/337 Station St THORNBURY 3071 (REI)

Agent Comments



Price: \$765,000

Method:

Date: 22/06/2023

Property Type: Apartment



503/7 Warrs Av PRESTON 3072 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 16/08/2023

Property Type: Apartment