

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 Rayment Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$845,000 Property Type Townhouse Suburb Thornbury

Period - From 23/01/2023 to 22/01/2024 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	12b Clifton St NORTHCOTE 3070	\$1,162,000	16/12/2023
2	2/8 Ballantyne St THORNBURY 3071	\$1,050,000	12/12/2023
3	3/138-142 Arthurton Rd NORTHCOTE 3070	\$875,000	13/01/2024

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:

23/01/2024 09:39



Rooms: 6
Property Type: House
Land Size: 157.957 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Townhouse Price
23/01/2023 - 22/01/2024: \$845,000

Comparable Properties



12b Clifton St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,162,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Townhouse (Res)



2/8 Ballantyne St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 12/12/2023
Property Type: Townhouse (Single)



3/138-142 Arthurton Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 13/01/2024
Property Type: Villa