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	con	sumer.vic.go	ov.au	/underquo	ting		
Range betwee	\$950,000		&		\$1,045,0	000		
Median sale p	rice							
Median price	\$845,000	Pro	operty Type	Том	nhouse		Suburb	Thornbury
Period - From	23/01/2023	to	22/01/2024		Sc	ource	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.

Ado	dress 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)



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

Agent Comments

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)



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

Account - Little Real Estate | P: 07 3037 0255



propertydata

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