

# 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

16 Blythe 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 \$1,300,000 & \$1,400,000

### 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	68 Ballantyne St THORNBURY 3071	\$1,500,000	13/12/2023
2	34 Normanby Av THORNBURY 3071	\$1,370,000	02/12/2023
3	22 Martin St THORNBURY 3071	\$1,363,000	22/11/2023

**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:

31/01/2024 11:09



**Property Type:** House (Res)

**Land Size:** 320 sqm approx

**Agent Comments**

Just steps to vibrant High St attractions, CBD transport, parks and schools, this sweet three bedroom plus studio home showcases period charisma alongside enhanced stylish comfort.

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

December quarter 2023: \$1,412,500

## Comparable Properties



**68 Ballantyne St THORNBURY 3071 (REI)**



**Agent Comments**

Land size 324m2 (approx.)

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 13/12/2023

**Property Type:** House



**34 Normanby Av THORNBURY 3071 (REI/VG)**



**Agent Comments**

**Price:** \$1,370,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 327 sqm approx



**22 Martin St THORNBURY 3071 (REI/VG)**



**Agent Comments**

**Price:** \$1,363,000

**Method:** Sold Before Auction

**Date:** 22/11/2023

**Property Type:** House (Res)

**Land Size:** 225 sqm approx