

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 Kelvin Grove, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

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	136 Bent St NORTHCOTE 3070	\$1,270,000	17/02/2024
2	4 Martin St THORNBURY 3071	\$1,250,000	24/02/2024
3	12 Smith St THORNBURY 3071	\$1,235,000	24/02/2024

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:

20/03/2024 15:11



Property Type:

Agent Comments

Comparable Properties



136 Bent St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,270,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)



4 Martin St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 210 sqm approx



12 Smith St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,235,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)