

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

17 Aviary Grove, Thornbury Vic 3071

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$860,000 Property Type Townhouse Suburb Thornbury

Period - From 24/04/2023 to 23/04/2024 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	2/111 Darebin Rd THORNBURY 3071	\$990,000	12/03/2024
2	117a Waterdale Rd IVANHOE 3079	\$985,000	02/04/2024
3	62 Swift St THORNBURY 3071	\$935,000	09/12/2023

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:

24/04/2024 10:33



3 2 2

Property Type: Townhouse
Land Size: 154 sqm approx

Agent Comments

Body corp approx. \$690/quarter Built around 2016

Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

24/04/2023 - 23/04/2024: \$860,000

Comparable Properties



2/111 Darebin Rd THORNBURY 3071 (REI)

Agent Comments

3 2 -

Price: \$990,000

Method: Private Sale

Date: 12/03/2024

Property Type: Apartment



117a Waterdale Rd IVANHOE 3079 (REI)

Agent Comments

3 1 1

Price: \$985,000

Method: Private Sale

Date: 02/04/2024

Rooms: 4

Property Type: Unit



62 Swift St THORNBURY 3071 (REI/VG)

Agent Comments

3 1 1

Price: \$935,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)