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

188 Harold Street, Thornbury Vic 3071

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,750,000		&		\$1,900,000			
Median sale pi	rice							
Median price	\$1,412,500	Pro	operty Type	Hou	se		Suburb	Thornbury
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	104 Woolton Av THORNBURY 3071	\$2,155,000	13/11/2023
2	19 Rennie St THORNBURY 3071	\$2,130,000	27/09/2023
3	32 Alexandra St THORNBURY 3071	\$1,875,000	02/09/2023

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.

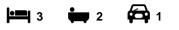
This Statement of Information was prepared on:

21/02/2024 11:58









Property Type: House (Res) Land Size: 366 sqm approx Agent Comments

Elizabeth Kellv 9387 5888 0431 434 169 elizabethkelly@jelliscraig.com.au

Indicative Selling Price \$1,750,000 - \$1,900,000 **Median House Price** December quarter 2023: \$1,412,500

Agent Comments

Agent Comments

Comparable Properties



104 Woolton Av THORNBURY 3071 (REI/VG)



Price: \$2,155,000 Method: Auction Sale Date: 13/11/2023 Property Type: House (Res) Land Size: 376 sqm approx

19 Rennie St THORNBURY 3071 (REI/VG) 3

> Price: \$2,130,000 Method: Private Sale Date: 27/09/2023 Property Type: House Land Size: 357 sqm approx



32 Alexandra St THORNBURY 3071 (REI/VG) Agent Comments

2



Price: \$1,875,000 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res) Land Size: 302 sqm approx

Account - Jellis Craig | P: 03 9387 5888



propertydata

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