

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

19 Rennie Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,480,000 Property Type House Suburb Thornbury

Period - From 01/04/2023 to 30/06/2023 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	32 Alexandra St THORNBURY 3071	\$1,875,000	02/09/2023
2	66 Beaconsfield Pde NORTHCOTE 3070	\$1,870,000	09/09/2023
3	21 Shaftesbury Pde THORNBURY 3071	\$1,630,000	07/07/2023

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:

19/09/2023 11:32



3 2 2

Property Type: House
Land Size: 358 sqm approx

Agent Comments

Refined to bring a fresh aesthetic to a sweet Californian Bungalow, this stunning family home boasts three robed bedrooms, two luxe bathrooms and a private outdoor oasis.

Indicative Selling Price
\$1,750,000 - \$1,850,000

Median House Price
June quarter 2023: \$1,480,000

Comparable Properties



32 Alexandra St THORNBURY 3071 (REI)

3 2 1

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

Agent Comments

Land 303m2 approx.



66 Beaconsfield Pde NORTHCOTE 3070 (REI)

3 2 1

Price: \$1,870,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)

Agent Comments

Land 271m2 approx.



21 Shaftesbury Pde THORNBURY 3071 (REI)

3 2 1

Price: \$1,630,000
Method: Private Sale
Date: 07/07/2023
Property Type: House

Agent Comments

Land 321m2 approx.