

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

198 Clarendon Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

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 | 174 Rathmines St FAIRFIELD 3078 | \$1,585,000 | 21/09/2023 |
| 2 | 144 Rossmoyne St THORNBURY 3071 | \$1,440,000 | 25/08/2023 |
| 3 | | | |

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:

08/02/2024 12:04



Property Type: House (Previously

Occupied - Detached)

Land Size: 449 sqm approx

Agent Comments

An enchanting fusion between original charm and modern-day comfort, this immaculate three bedroom Edwardian presents flexible family living with a relaxed indoor/outdoor transition.

Comparable Properties



174 Rathmines St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$1,585,000

Method: Private Sale

Date: 21/09/2023

Property Type: House

Land Size: 490 sqm approx



144 Rossmoyne St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,440,000

Method: Private Sale

Date: 25/08/2023

Property Type: House (Res)

Land Size: 427 sqm approx

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.