

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 2/42-44 Clarendon Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$626,250 Property Type Unit Suburb Thornbury

Period - From 01/01/2023 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	11/42 Clarendon St THORNBURY 3071	\$689,000	26/01/2024
2	1A/42-44 Clarendon St THORNBURY 3071	\$660,000	19/01/2024
3	4/104 Gooch St THORNBURY 3071	\$615,000	17/02/2024

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: 26/03/2024 15:45



Property Type: Apartment
Agent Comments

Comparable Properties

11/42 Clarendon St THORNBURY 3071 (VG) **Agent Comments**



Price: \$689,000
Method: Sale
Date: 26/01/2024
Property Type: Strata Flat - Single OYO Flat



1A/42-44 Clarendon St THORNBURY 3071 (REI) **Agent Comments**



Price: \$660,000
Method: Private Sale
Date: 19/01/2024
Property Type: Unit



4/104 Gooch St THORNBURY 3071 (REI/VG) **Agent Comments**



Price: \$615,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Apartment