Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	2/90 Harold Street, Thornbury Vic 3071
Including suburb and postcode	
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Indicative selling price

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

Single price \$299,000

Median sale price

Median price	\$464,250	Pro	perty Type	Unit		Suburb	Thornbury
Period - From	25/10/2022	to	24/10/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	3/26 Darebin Rd NORTHCOTE 3070	\$300,000	16/06/2023
2	10/176 St Georges Rd NORTHCOTE 3070	\$295,000	15/09/2023
3	6/187 Mansfield St THORNBURY 3071	\$295,000	26/08/2023

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:	25/10/2023 12:28



Date of sale



John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> Indicative Selling Price \$299,000 Median Unit Price 25/10/2022 - 24/10/2023: \$464,250



Property Type: Apartment
Agent Comments

Comparable Properties



3/26 Darebin Rd NORTHCOTE 3070 (VG)

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Price: \$300,000 Method: Sale Date: 16/06/2023

Property Type: Strata Flat - Single OYO Flat

Agent Comments



10/176 St Georges Rd NORTHCOTE 3070 (REI) Agent Comments



Price: \$295,000 Method: Private Sale Date: 15/09/2023

Property Type: Apartment



6/187 Mansfield St THORNBURY 3071 (REI)

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Price: \$295,000 Method: Auction Sale Date: 26/08/2023 Rooms: 4

Property Type: Unit

Agent Comments

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055





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