

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

204/681 HIGH STREET THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

12/45 WOOLTON AVENUE THORNBURY VIC 3071	\$380,000	02-Sep-23
7/101 ST DAVID STREET THORNBURY VIC 3071	\$380,000	26-Jan-24
505/1 BENT STREET NORTHCOTE VIC 3070	\$375,000	26-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 11 June 2024



**12/45 WOOLTON AVENUE
THORNBURY VIC 3071**

1 1 1

Sold Price **\$380,000** Sold Date **02-Sep-23**

Distance **0.42km**



**7/101 ST DAVID STREET
THORNBURY VIC 3071**

1 1 1

Sold Price

Sold Date **26-Jan-24**

Distance **0.73km**



**505/1 BENT STREET NORTHCOTE
VIC 3070**

1 1 1

Sold Price

\$375,000 Sold Date **26-Apr-24**

Distance **0.83km**



**504/35 PLENTY ROAD PRESTON
VIC 3072**

1 1 1

Sold Price

^{RS} **\$380,000** Sold Date **27-Apr-24**

Distance **1.13km**



**18/122 HIGH STREET PRESTON VIC
3072**

1 1 1

Sold Price

\$380,000 Sold Date **24-Aug-23**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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