

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

230 Rossmoyne Street, Thornbury Vic 3071
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Indicative selling price

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

Range between

\$1,700,000

 &

\$1,800,000

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	36 Clyde St THORNBURY 3071	\$1,742,000	15/11/2023
2	290 Victoria Rd THORNBURY 3071	\$1,780,000	14/09/2023
3	38 Swift St THORNBURY 3071	\$1,815,000	01/09/2023

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:

01/02/2024 16:08



Property Type: House

Land Size: 780 sqm approx

Agent Comments

Comparable Properties



36 Clyde St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,742,000

Method: Private Sale

Date: 15/11/2023

Property Type: House

Land Size: 681 sqm approx



290 Victoria Rd THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,780,000

Method: Private Sale

Date: 14/09/2023

Property Type: House

Land Size: 760 sqm approx



38 Swift St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,815,000

Method: Sold Before Auction

Date: 01/09/2023

Property Type: House (Res)

Land Size: 757 sqm approx