

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

24 Hammond Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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	92 Speight St THORNBURY 3071	\$1,150,000	07/10/2023
2	327 Rathmines St THORNBURY 3071	\$1,130,000	05/10/2023
3	40 Wales St THORNBURY 3071	\$1,115,000	16/12/2023

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:

20/03/2024 23:52



Rooms: 5
Property Type: House
Land Size: 451 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
December quarter 2023: \$1,412,500

Comparable Properties



92 Speight St THORNBURY 3071 (REI/VG)

[Agent Comments](#)



Price: \$1,150,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 487 sqm approx

327 Rathmines St THORNBURY 3071 (REI/VG)

[Agent Comments](#)



Price: \$1,130,000
Method: Private Sale
Date: 05/10/2023
Property Type: House (Res)
Land Size: 451 sqm approx



40 Wales St THORNBURY 3071 (REI/VG)

[Agent Comments](#)



Price: \$1,115,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House
Land Size: 371 sqm approx