

# 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

28 Armadale Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,150,000

### 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	104 Woolton Av THORNBURY 3071	\$2,155,000	13/11/2023
2	93 Beaconsfield Pde NORTHCOTE 3070	\$2,105,000	02/12/2023
3	80 Smith St THORNBURY 3071	\$2,020,000	18/11/2023

**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:

31/01/2024 14:13



**Property Type:** House

Agent Comments

## Comparable Properties



**104 Woolton Av THORNBURY 3071 (REI/VG)**

Agent Comments



**Price:** \$2,155,000

**Method:** Auction Sale

**Date:** 13/11/2023

**Property Type:** House (Res)

**Land Size:** 376 sqm approx



**93 Beaconsfield Pde NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$2,105,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)



**80 Smith St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$2,020,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 615 sqm approx