

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 298 Rathmines Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,485,000 Property Type House Suburb Thornbury

Period - From 01/01/2024 to 31/03/2024 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	281a Gillies St FAIRFIELD 3078	\$1,550,000	09/03/2024
2	117a Flinders St THORBURY 3071	\$1,500,000	11/12/2023
3	1/214 Gillies St FAIRFIELD 3078	\$1,405,000	23/03/2024

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: 09/05/2024 14:54



 4  3  2

Property Type: House (Res)

Land Size: 354 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2024: \$1,485,000

Comparable Properties



281a Gillies St FAIRFIELD 3078 (REI)

Agent Comments

 4  3  2

Price: \$1,550,000

Method: Private Sale

Date: 09/03/2024

Property Type: Townhouse (Single)

Land Size: 302 sqm approx



117a Flinders St THORNBURY 3071 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,500,000

Method: Sold Before Auction

Date: 11/12/2023

Property Type: House (Res)

Land Size: 645 sqm approx



1/214 Gillies St FAIRFIELD 3078 (REI)

Agent Comments

 3  2  2

Price: \$1,405,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)