

# 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

2H Newcastle 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

\$1,200,000

&

\$1,300,000

### 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	69C Pender St THORNBURY 3071	\$1,325,000	03/06/2024
2	1C Bird Av NORTHCOTE 3070	\$1,225,000	17/04/2024
3	174 Raglan St PRESTON 3072	\$1,235,000	24/01/2024

**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:

19/06/2024 16:26



**Property Type:** House

Agent Comments

## Comparable Properties

69C Pender St THORNBURY 3071 (REI)

Agent Comments



**Price:** \$1,325,000

**Method:** Sold Before Auction

**Date:** 03/06/2024

**Property Type:** Townhouse (Res)



1C Bird Av NORTHCOTE 3070 (REI)

Agent Comments



**Price:** \$1,225,000

**Method:** Sold Before Auction

**Date:** 17/04/2024

**Property Type:** Townhouse (Res)



174 Raglan St PRESTON 3072 (REI)

Agent Comments



**Price:** \$1,235,000

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** Townhouse (Single)