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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,485,000	Pro	operty Type	Hou	se		Suburb	Thornbury
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress 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



McGrath





Property Type: House Agent Comments

Michael Divito 03 9489 9422 0403 739 393 michaeldivito@mcgrath.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** March quarter 2024: \$1,485,000

Comparable Properties

69C Pender St THORNBURY 3071 (REI)



Price: \$1,325,000 Method: Sold Before Auction Date: 03/06/2024 Property Type: Townhouse (Res)



1C Bird Av NORTHCOTE 3070 (REI)



Price: \$1,225,000 Method: Sold Before Auction Date: 17/04/2024 Property Type: Townhouse (Res)

174 Raglan St PRESTON 3072 (REI)



Price: \$1,235,000 Method: Private Sale Date: 24/01/2024 Property Type: Townhouse (Single) Agent Comments



Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614



propertydata

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Agent Comments

Agent Comments