

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

3/131 HAROLD STREET THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,500

Property type

Unit

Suburb

Thornbury

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

7/30 KEMP STREET THORNBURY VIC 3071	\$527,500	30-Oct-23
104/85 HUTTON STREET THORNBURY VIC 3071	\$518,000	18-Nov-23
301/72 GADD STREET NORTHCOTE VIC 3070	\$492,000	18-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 02 April 2024



**7/30 KEMP STREET THORBURY
 VIC 3071**

 2  1  -

Sold Price **\$527,500** Sold Date **30-Oct-23**

Distance **0.8km**

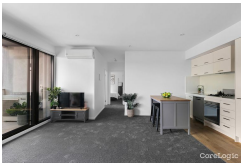


**104/85 HUTTON STREET
 THORBURY VIC 3071**

 2  1  1

Sold Price **\$518,000** Sold Date **18-Nov-23**

Distance **0.43km**



**301/72 GADD STREET NORTHCOTE
 VIC 3070**

 2  2  1

Sold Price ^{RS} **\$492,000** ^{UN} Sold Date **18-Jan-24**

Distance **0.72km**

RS = Recent sale **UN** = Undisclosed Sale

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