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

3/22 Smith Street, Thornbury Vic 3071

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$590,000		&		\$630,000			
Median sale pr	rice							
Median price	\$1,485,000	Pro	operty Type	Hou	ISE		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	8/53 Kellett St NORTHCOTE 3070	\$630,000	03/11/2023
2	4/104 Gooch St THORNBURY 3071	\$615,000	17/02/2024
3	101/690 High St THORNBURY 3071	\$605,000	12/02/2024

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:

24/04/2024 11:31



3/22 Smith Street, Thornbury Vic 3071

McGrath





Property Type: Agent Comments Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

Indicative Selling Price \$590,000 - \$630,000 Median House Price March quarter 2024: \$1,485,000

Comparable Properties



8/53 Kellett St NORTHCOTE 3070 (REI/VG)



Price: \$630,000 Method: Sold Before Auction Date: 03/11/2023 Property Type: Apartment

4/104 Gooch St THORNBURY 3071 (REI/VG) Agent Comments

Agent Comments



Price: \$615,000 Method: Auction Sale Date: 17/02/2024 Property Type: Apartment



101/690 High St THORNBURY 3071 (REI/VG)



SURY 3071 (REI/VG) Agent Comments

Price: \$605.000

Method: Private Sale Date: 12/02/2024 Property Type: Apartment

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



propertydata

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