

# 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

3/354 Station 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 \$780,000 & \$820,000

### Median sale price

Median price \$626,250 Property Type Unit Suburb Thornbury

Period - From 01/10/2023 to 31/12/2023 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	2/293 Station St FAIRFIELD 3078	\$856,000	02/03/2024
2	2/59 Grange Rd FAIRFIELD 3078	\$800,000	24/02/2024
3	71/337 Station St THORNBURY 3071	\$780,000	09/11/2023

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:

04/03/2024 13:43



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2/293 Station St FAIRFIELD 3078 (REI)**

Agent Comments



**Price:** \$856,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** Townhouse (Res)



**2/59 Grange Rd FAIRFIELD 3078 (REI)**

Agent Comments



**Price:** \$800,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** Townhouse (Res)



**71/337 Station St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$780,000

**Method:** Private Sale

**Date:** 09/11/2023

**Rooms:** 4

**Property Type:** Apartment