

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

3/90 Harold Street, Thornbury Vic 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$315,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Thornbury

Period - From

05/06/2023

to

04/06/2024

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	7/187 Mansfield St THORNBURY 3071	\$310,000	15/02/2024
2	6/33 Woolton Av THORNBURY 3071	\$326,500	02/03/2024
3	9/66 Dundas St THORNBURY 3071	\$329,500	07/02/2024

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:

05/06/2024 14:03



Property Type: Apartment

Agent Comments

Comparable Properties



7/187 Mansfield St THORNBURY 3071 (VG)

Agent Comments



Price: \$310,000

Method: Sale

Date: 15/02/2024

Property Type: Strata Unit/Flat



6/33 Woolton Av THORNBURY 3071 (REI)

Agent Comments



Price: \$326,500

Method: Auction Sale

Date: 02/03/2024

Property Type: Unit



9/66 Dundas St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$329,500

Method: Private Sale

Date: 07/02/2024

Property Type: Apartment