

# 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

315a Rathmines 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 \$960,000 & \$1,050,000

### Median sale price

Median price \$1,485,000 Property Type House Suburb Thornbury

Period - From 01/01/2024 to 31/03/2024 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	77a Victoria Rd NORTHCOTE 3070	\$1,100,000	03/12/2023
2	2/1 Lorna Av NORTHCOTE 3070	\$978,888	24/02/2024
3	2/153 Dundas St PRESTON 3072	\$904,000	07/12/2023

**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: 07/05/2024 12:03



**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 176 sqm approx

Agent Comments

## Comparable Properties



**77a Victoria Rd NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 03/12/2023

**Property Type:** Townhouse (Single)



**2/1 Lorna Av NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$978,888

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** Townhouse (Res)



**2/153 Dundas St PRESTON 3072 (REI/VG)**

Agent Comments



**Price:** \$904,000

**Method:** Sold Before Auction

**Date:** 07/12/2023

**Property Type:** Townhouse (Res)