## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$960,000		&		\$1,050,000			
Median sale p	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.

Add	dress 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



315a Rathmines Street, Thornbury Vic 3071





Rooms: 4 Property Type: Townhouse (Res) Land Size: 176 sqm approx Agent Comments John Karr 03 9403 9300 0419 522 328 JohnKarr@jelliscraig.com.au

Indicative Selling Price \$960,000 - \$1,050,000 Median House Price March quarter 2024: \$1,485,000

# **Comparable Properties**



77a Victoria Rd NORTHCOTE 3070 (REI/VG)



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

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)

#### Account - Jellis Craig | P: 03 9403 9300



propertydata

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