

# 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

322 Gillies 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 \$2,400,000 & \$2,500,000

### 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	24 Kelvin Rd ALPHINGTON 3078	\$2,585,000	18/11/2023
2	7 Hammond St THORNBURY 3071	\$2,577,000	30/11/2023
3	28 Jenkins St NORTHCOTE 3070	\$2,400,000	02/03/2024

**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:

30/04/2024 10:42



**Property Type:** House

**Land Size:** 601 sqm approx

Agent Comments

## Comparable Properties



**24 Kelvin Rd ALPHINGTON 3078 (REI/VG)**

Agent Comments



**Price:** \$2,585,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 599 sqm approx



**7 Hammond St THORNBURY 3071 (REI/VG)**

Agent Comments



**Price:** \$2,577,000

**Method:** Private Sale

**Date:** 30/11/2023

**Property Type:** House

**Land Size:** 550 sqm approx



**28 Jenkins St NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$2,400,000

**Method:** Private Sale

**Date:** 02/03/2024

**Property Type:** House

**Land Size:** 591 sqm approx