

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

326 Victoria Road, Thornbury Vic 3071

Indicative selling price

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

Range between \$900,000 & \$950,000

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	366 Station St THORNBURY 3071	\$935,000	17/01/2024
2	54 Ruby St PRESTON 3072	\$900,000	04/11/2023
3	17 Emerald St PRESTON 3072	\$810,000	26/10/2023

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:

29/04/2024 12:10



 2  1  2

Property Type: House
Land Size: 427 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
March quarter 2024: \$1,485,000

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.

Comparable Properties



366 Station St THORNBURY 3071 (REI/VG)

Agent Comments

 3  1  2

Price: \$935,000
Method: Private Sale
Date: 17/01/2024
Property Type: House
Land Size: 567 sqm approx



54 Ruby St PRESTON 3072 (REI/VG)

Agent Comments

 2  1  1

Price: \$900,000
Method: Auction Sale
Date: 04/11/2023
Property Type: House (Res)
Land Size: 487 sqm approx



17 Emerald St PRESTON 3072 (REI/VG)

Agent Comments

 2  1  2

Price: \$810,000
Method: Private Sale
Date: 26/10/2023
Property Type: House (Res)
Land Size: 496 sqm approx

Account - Barry Plant | P: 03 9842 8888