

## 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

36 HAROLD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,295,000

&

\$1,395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,415,000

Property type

House

Suburb

Thornbury

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

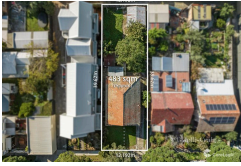
56 JOHNSON STREET THORNBURY VIC 3071	\$1,320,000	01-Jul-23
7 AGNES STREET THORNBURY VIC 3071	\$1,362,000	12-May-23

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 6 months.

This Statement of Information was prepared on: 13 October 2023

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**56 JOHNSON STREET THORNBURY VIC 3071** Sold Price **\$1,320,000** Sold Date **01-Jul-23**

 2  1  2

Distance **0.63km**



**7 AGNES STREET THORNBURY VIC 3071** Sold Price **\$1,362,000** Sold Date **12-May-23**

 2  1  2

Distance **0.98km**

RS = Recent sale      UN = Undisclosed Sale

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