# 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

38 Swift Street, Thornbury Vic 3071

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,850,000		&		\$2,000,000					
Median sale pi	rice									
Median price	\$1,480,000	Pro	operty Type	Hou	se		Suburb	Thornbury		
Period - From	01/04/2023	to	30/06/2023		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	22 Boothby St NORTHCOTE 3070	\$2,100,000	10/05/2023
2	140a Bastings St NORTHCOTE 3070	\$1,950,000	18/03/2023
3	26 Ross St ALPHINGTON 3078	\$1,930,000	01/04/2023

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:

03/08/2023 17:08









**Property Type:** House **Land Size:** 757 sqm approx Agent Comments Sam Rigopoulos 03 9403 9300 0425 834 583 samrigopoulos@jelliscraig.com.au

> Indicative Selling Price \$1,850,000 - \$2,000,000 Median House Price June quarter 2023: \$1,480,000

# **Comparable Properties**



22 Boothby St NORTHCOTE 3070 (REI)



Price: \$2,100,000 Method: Private Sale Date: 10/05/2023 Property Type: House Land Size: 653 sqm approx Agent Comments

140a Bastings St NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$1,950,000 Method: Auction Sale Date: 18/03/2023 Property Type: House (Res) Land Size: 497 sqm approx



26 Ross St ALPHINGTON 3078 (REI)



Agent Comments

Price: \$1,930,000 Method: Auction Sale Date: 01/04/2023 Property Type: House (Res)

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



propertydata

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