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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