### 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

39 Clyde Street, Thornbury Vic 3071

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ting		
Range betweer	\$1,680,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$1,485,000	Pro	operty Type	Hou	se		Suburb	Thornbury
Period - From	01/01/2024	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	9 Sparks Av FAIRFIELD 3078	\$1,750,000	07/03/2024
2	42 Keon St THORNBURY 3071	\$1,730,000	03/02/2024
3	138 Bastings St NORTHCOTE 3070	\$1,725,000	16/02/2024

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:

02/05/2024 11:33



39 Clyde Street, Thornbury Vic 3071

# McGrath





**Property Type:** Agent Comments Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

Indicative Selling Price \$1,680,000 - \$1,750,000 Median House Price March quarter 2024: \$1,485,000

## **Comparable Properties**



9 Sparks Av FAIRFIELD 3078 (REI/VG)



Price: \$1,750,000 Method: Private Sale Date: 07/03/2024 Property Type: House Land Size: 428 sqm approx

Agent Comments

Agent Comments



42 Keon St THORNBURY 3071 (REI/VG)

**1** 3 **1** 2 **1** 

Price: \$1,730,000 Method: Auction Sale Date: 03/02/2024 Property Type: House (Res) Land Size: 368 sqm approx



138 Bastings St NORTHCOTE 3070 (REI)



Agent Comments

Price: \$1,725,000 Method: Auction Sale Date: 16/02/2024 Property Type: House (Res)

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614



propertydata com.au

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