

## 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

4/54 CLARENDON 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Jun 2023

to

31 May 2024

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

1/125 DAREBIN ROAD THORNBURY VIC 3071	\$835,000	22-Dec-23
4/101 VICTORIA ROAD NORTHCOTE VIC 3070	\$940,000	20-May-24
6/36 BOOTHBY STREET NORTHCOTE VIC 3070	\$891,000	22-Mar-24

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: 14 June 2024

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**1/125 DAREBIN ROAD THORNBURY VIC 3071** Sold Price **\$835,000** Sold Date **22-Dec-23**

3 2 1

Distance **0.72km**



**4/101 VICTORIA ROAD NORTHCOTE VIC 3070** Sold Price <sup>RS</sup> **\$940,000** <sup>UN</sup> Sold Date **20-May-24**

2 2 -

Distance **1.68km**



**6/36 BOOTHBY STREET NORTHCOTE VIC 3070** Sold Price <sup>RS</sup> **\$891,000** Sold Date **22-Mar-24**

2 1 1

Distance **1.44km**

RS = Recent sale      UN = Undisclosed Sale

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