

# 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 410/636 High 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)

Range between \$400,000 & \$430,000

### Median sale price

Median price \$677,000 Property Type Unit Suburb Thornbury

Period - From 01/01/2023 to 31/03/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	89/93-103 High St PRESTON 3072	\$430,000	17/05/2023
2	605/8 Breavington Way NORTHCOTE 3070	\$429,000	15/03/2023
3	6/442 High St NORTHCOTE 3070	\$420,000	27/05/2023

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: 10/07/2023 11:24



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$400,000 - \$430,000

**Median Unit Price**

March quarter 2023: \$677,000

## Comparable Properties



**89/93-103 High St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$430,000

**Method:** Private Sale

**Date:** 17/05/2023

**Property Type:** Apartment



**605/8 Breavington Way NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$429,000

**Method:** Private Sale

**Date:** 15/03/2023

**Property Type:** Apartment



**6/442 High St NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$420,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** Unit