

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 46 Ballantyne Street, Thornbury Vic 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,650,000 & \$1,700,000

Median sale price

Median price \$1,485,000 Property Type House Suburb Thornbury

Period - From 01/01/2024 to 31/03/2024 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	25 Plow St THORNBURY 3071	\$1,670,000	25/11/2023
2	229 Mansfield St THORNBURY 3071	\$1,665,000	27/02/2024
3	76 Shaftesbury Pde THORNBURY 3071	\$1,650,000	24/02/2024

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.~~

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Indicative Selling Price

\$1,650,000 - \$1,700,000

Median House Price

March quarter 2024: \$1,485,000



 3  2  3

Property Type: House

Agent Comments

Comparable Properties



25 Plow St THORNBURY 3071 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,670,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 408 sqm approx



229 Mansfield St THORNBURY 3071 (REI)

Agent Comments

 3  1  2

Price: \$1,665,000

Method: Sold Before Auction

Date: 27/02/2024

Property Type: House (Res)



76 Shaftesbury Pde THORNBURY 3071 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,650,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 348 sqm approx

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