

## 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

5/53-55 HAROLD 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

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Oct 2022

to

30 Sep 2023

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

5/66 COLLINS STREET THORNBURY VIC 3071	\$760,000	30-May-23
2/85 SPEIGHT STREET THORNBURY VIC 3071	\$769,000	10-Sep-23
3/45 NORMANBY AVENUE THORNBURY VIC 3071	\$795,000	03-Jul-23

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: 17 October 2023



**5/66 COLLINS STREET  
THORNBURY VIC 3071**

 2  1  1

Sold Price **\$760,000** Sold Date **30-May-23**

Distance **0.99km**



**2/85 SPEIGHT STREET  
THORNBURY VIC 3071**

 2  1  1

Sold Price <sup>RS</sup> **\$769,000** Sold Date **10-Sep-23**

Distance **1.76km**



**3/45 NORMANBY AVENUE  
THORNBURY VIC 3071**

 2  1  1

Sold Price **\$795,000** Sold Date **03-Jul-23**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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