

# 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 5/84 St David 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 \$690,000 & \$740,000

### Median sale price

Median price \$881,000 Property Type Townhouse Suburb Thornbury

Period - From 03/06/2023 to 02/06/2024 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	3/34 Bailey Av PRESTON 3072	\$760,000	06/02/2024
2	4/10 Osborne Gr PRESTON 3072	\$730,000	07/05/2024
3	10/8-10 Martin St THORNBURY 3071	\$720,000	20/03/2024

**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: 03/06/2024 09:33

5/84 St David Street, Thornbury Vic 3071



 2  1  1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$690,000 - \$740,000

**Median Townhouse Price**

03/06/2023 - 02/06/2024: \$881,000

## Comparable Properties



**3/34 Bailey Av PRESTON 3072 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$760,000

**Method:** Private Sale

**Date:** 06/02/2024

**Property Type:** Townhouse (Single)



**4/10 Osborne Gr PRESTON 3072 (REI)**

Agent Comments

 2  1  1

**Price:** \$730,000

**Method:** Sold Before Auction

**Date:** 07/05/2024

**Property Type:** Townhouse (Res)



**10/8-10 Martin St THORNBURY 3071 (REI)**

Agent Comments

 2  1  1

**Price:** \$720,000

**Method:** Sold Before Auction

**Date:** 20/03/2024

**Property Type:** Townhouse (Res)

**Account - Belle Property Carlton & Melbourne** | P: 03 9347 1170 | F: 03 9347 1161



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