

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

52 Bradley Avenue, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,400,000 & \$1,450,000

Median sale price

Median price \$1,412,500 Property Type House Suburb Thornbury

Period - From 01/10/2023 to 31/12/2023 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	144 Rossmoyne St THORNBURY 3071	\$1,440,000	25/08/2023
2	36 Harold St THORNBURY 3071	\$1,425,000	06/11/2023
3	137 Clarendon St THORNBURY 3071	\$1,416,000	23/09/2023

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:

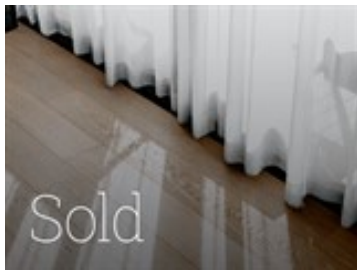
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Property Type:

Agent Comments

Comparable Properties



144 Rossmoyne St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,440,000

Method: Private Sale

Date: 25/08/2023

Property Type: House (Res)

Land Size: 427 sqm approx



36 Harold St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,425,000

Method: Sold Before Auction

Date: 06/11/2023

Property Type: House (Res)

Land Size: 500 sqm approx



137 Clarendon St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,416,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 481 sqm approx