

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 6/125 Darebin Road, Thornbury Vic 3071

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$669,500 Property Type Unit Suburb Thornbury

Period - From 01/07/2022 to 30/06/2023 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	83 Alston Ct THORNBURY 3071	\$940,000	21/08/2023
2	6/158 Clarendon St THORNBURY 3071	\$900,000	06/05/2023
3			

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: 14/09/2023 12:37



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median Unit Price
Year ending June 2023: \$669,500

Comparable Properties



83 Alston Ct THORNBURY 3071 (REI)

Agent Comments



Price: \$940,000
Method: Private Sale
Date: 21/08/2023
Property Type: Townhouse (Single)
Land Size: 181 sqm approx



6/158 Clarendon St THORNBURY 3071 (VG)

Agent Comments



Price: \$900,000
Method: Sale
Date: 06/05/2023
Property Type: Townhouse (Conjoined)

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.

Account - Collings Real Estate | P: 03 9486 2000



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