

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

6/55 MARTIN STREET THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Flats

Suburb

Thornbury

Period-from

01 Feb 2023

to

31 Jan 2024

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

10/31 MARTIN STREET THORNBURY VIC 3071	\$382,000	08-Dec-23
10/95 RALEIGH STREET THORNBURY VIC 3071	\$395,000	10-Dec-23
7/101 ST DAVID STREET THORNBURY VIC 3071	\$380,000	26-Jan-24

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: 15 February 2024

**10/31 MARTIN STREET
THORNBURY VIC 3071**

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Sold Price **\$382,000** Sold Date **08-Dec-23**Distance **0.14km****10/95 RALEIGH STREET
THORNBURY VIC 3071**

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Sold Price **\$395,000** Sold Date **10-Dec-23**Distance **0.25km****7/101 ST DAVID STREET
THORNBURY VIC 3071**

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Sold Price ^{RS} **\$380,000** ^{UN} Sold Date **26-Jan-24**Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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