

# 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

6/66 Woolton Avenue, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$270,000

### Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Thornbury

Period - From

01/04/2023

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	415/14 Nicholson St COBURG 3058	\$295,000	15/03/2023
2	7/33 Woolton Av THORNBURY 3071	\$287,000	03/03/2023
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:

22/07/2023 14:22



**Rooms:** 2  
**Property Type:** Flat  
**Land Size:** 625.68 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$270,000  
**Median Unit Price**  
June quarter 2023: \$670,000

## Comparable Properties



**415/14 Nicholson St COBURG 3058 (REI/VG)** **Agent Comments**



**Price:** \$295,000  
**Method:** Private Sale  
**Date:** 15/03/2023  
**Property Type:** Apartment

**7/33 Woolton Av THORNBURY 3071 (VG)** **Agent Comments**



**Price:** \$287,000  
**Method:** Sale  
**Date:** 03/03/2023  
**Property Type:** Strata Flat - Single OYO Flat

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 - Little Real Estate | P: 07 3037 0255**