

# 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

69 Smith 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 \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,480,000 Property Type House 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	21 Shaftesbury Pde THORNBURY 3071	\$1,630,000	07/07/2023
2	11 Martin St THORNBURY 3071	\$1,602,000	20/09/2023
3	31 Dally St NORTHCOTE 3070	\$1,549,000	16/09/2023

**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:

03/10/2023 18:03



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**Property Type:** House (Res)  
**Land Size:** 332 sqm approx

**Agent Comments**

Fusing Edwardian charm (c. 1915) with modern comfort, this bright three bedroom haven offers a spacious split-level conversion alongside a sizeable outdoor space. Zoned to Northcote High.

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

June quarter 2023: \$1,480,000

## Comparable Properties



**21 Shaftesbury Pde THORNBURY 3071 (REI)**

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**Agent Comments**

Land size 321m2 approx.

**Price:** \$1,630,000

**Method:** Private Sale

**Date:** 07/07/2023

**Property Type:** House



**11 Martin St THORNBURY 3071 (REI)**

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**Agent Comments**

Land size 301m2 approx.

**Price:** \$1,602,000

**Method:** Private Sale

**Date:** 20/09/2023

**Property Type:** House (Res)



**31 Dally St NORTHCOTE 3070 (REI)**

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**Agent Comments**

Land size 279m2 approx.

**Price:** \$1,549,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** House (Res)