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									
Range betweer	n \$1,600,000		&		\$1,700,000				
Median sale price									
Median price	\$1,480,000	Pro	Property Type Ho		JSE		Suburb	Thornbury	
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress 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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June quarter 2023: \$1,480,000

Indicative Selling Price \$1,600,000 - \$1,700,000

Median House Price

Nigel Harry 03 9403 9300 0412 464 116





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.

Comparable Properties

21 Shaftesbury Pde THORNBURY 3071 (REI) 3 2 2 1 Price: \$1,630,000 Method: Private Sale Date: 07/07/2023 Property Type: House	Agent Comments Land size 321m2 approx.
11 Martin St THORNBURY 3071 (REI) 3 1 2 - Price: \$1,602,000 Method: Private Sale Date: 20/09/2023 Property Type: House (Res)	Agent Comments Land size 301m2 approx.
31 Dally St NORTHCOTE 3070 (REI) → 3 → 1 → - Price: \$1,549,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res)	Agent Comments Land size 279m2 approx.

Account - Jellis Craig | P: 03 9403 9300



propertydata

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