

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

7/37 Collins Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$595,000 & \$625,000

Median sale price

Median price \$610,750 Property Type Unit Suburb Thornbury

Period - From 28/02/2023 to 27/02/2024 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	4/104 Gooch St THORNBURY 3071	\$615,000	17/02/2024
2	12/37 Clapham St THORNBURY 3071	\$615,000	04/09/2023
3	101/690 High St THORNBURY 3071	\$605,000	12/02/2024

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:

28/02/2024 10:04

Luke Brizzi

9489 9422

0417 324 339

lukebrizzi@mcgrath.com.au

Indicative Selling Price

\$595,000 - \$625,000

Median Unit Price

28/02/2023 - 27/02/2024: \$610,750



 2  1  1

Property Type:

Agent Comments

Comparable Properties



4/104 Gooch St THORNBURY 3071 (REI)

Agent Comments

 2  1  1

Price: \$615,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Apartment



12/37 Clapham St THORNBURY 3071 (REI/VG)

Agent Comments

 2  1  1

Price: \$615,000

Method: Private Sale

Date: 04/09/2023

Property Type: Apartment



101/690 High St THORNBURY 3071 (REI)

Agent Comments

 2  1  1

Price: \$605,000

Method: Private Sale

Date: 12/02/2024

Property Type: Apartment

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614