

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

7/42-44 CLARENDON 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$684,500

Property type

Unit

Suburb

Thornbury

Period-from

01 Apr 2023

to

31 Mar 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

8/58 CLARENDON STREET THORNBURY VIC 3071	\$660,000	31-Jan-24
3/73 DAREBIN ROAD THORNBURY VIC 3071	\$625,000	18-Nov-23
5/20 ALEXANDRA STREET THORNBURY VIC 3071	\$570,000	01-Nov-23

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: 26 April 2024

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8/58 CLARENDON STREET THORNBURY VIC 3071

2 1 1

Sold Price **\$660,000** Sold Date **31-Jan-24**

Distance **0.09km**



3/73 DAREBIN ROAD THORNBURY VIC 3071

2 1 1

Sold Price ^{RS} **\$625,000** Sold Date **18-Nov-23**

Distance **0.39km**



5/20 ALEXANDRA STREET THORNBURY VIC 3071

2 1 1

Sold Price **\$570,000** Sold Date **01-Nov-23**

Distance **0.44km**



1/64 COLLINS STREET THORNBURY VIC 3071

2 1 1

Sold Price **\$680,000** Sold Date **26-Oct-23**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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