

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

83 Alston Court, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,000,000 & \$1,020,000

Median sale price

Median price \$860,000 Property Type Townhouse Suburb Thornbury

Period - From 04/07/2022 to 03/07/2023 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	3/76 Collins St THORNBURY 3071	\$1,032,000	28/05/2023
2	3/260 Rathmines St FAIRFIELD 3078	\$1,005,000	04/05/2023
3	14/22 French Av NORTHCOTE 3070	\$967,500	08/05/2023

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:

04/07/2023 15:53

83 Alston Court, Thornbury Vic 3071



3 3 2

Property Type: Townhouse (Res)

Land Size: 181 sqm approx

Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,020,000
Median Townhouse Price
04/07/2022 - 03/07/2023: \$860,000

Comparable Properties



3/76 Collins St THORNBURY 3071 (REI)

Agent Comments

3 1 1

Price: \$1,032,000

Method: Auction Sale

Date: 28/05/2023

Property Type: Unit



3/260 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments

3 1 1

Price: \$1,005,000

Method: Private Sale

Date: 04/05/2023

Property Type: Townhouse (Single)



14/22 French Av NORTHCOTE 3070 (REI)

Agent Comments

3 2 2

Price: \$967,500

Method: Private Sale

Date: 08/05/2023

Rooms: 2

Property Type: Townhouse (Res)

Land Size: 112 sqm approx

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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