

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

9 Flinders Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,420,000

Property Type House

Suburb Thornbury

Period - From 01/01/2023

to 31/12/2023

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	10 Maynard St PRESTON 3072	\$1,380,000	18/11/2023
2	24 Erin St PRESTON 3072	\$1,321,000	25/11/2023
3	19 Garnet St PRESTON 3072	\$1,310,000	16/03/2024

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:

03/04/2024 12:49



Property Type:

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending December 2023: \$1,420,000

Comparable Properties



10 Maynard St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,380,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 491 sqm approx



24 Erin St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$1,321,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 487 sqm approx



19 Garnet St PRESTON 3072 (REI)

Agent Comments



Price: \$1,310,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 433 sqm approx