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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,420,000	Pro	operty Type	Hou	ISE		Suburb	Thornbury
Period - From	01/01/2023	to	31/12/2023		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	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 COLLINGS Spiros Vamvalis 0420 747 919

spiros@collings.com.au

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)



Price: \$1,380,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Land Size: 491 sqm approx

Agent Comments

Agent Comments

24 Erin St PRESTON 3072 (REI/VG)



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)



Price: \$1,310,000 Method: Auction Sale Date: 16/03/2024 Property Type: House (Res) Land Size: 433 sqm approx

Agent Comments

Account - Collings Real Estate | P: 03 9486 2000



propertydata

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