

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

1/172 COLLINS 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

\$1,290,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,518,750

Property type

House

Suburb

Thornbury

Period-from

01 Oct 2021

to

30 Sep 2022

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

Address of comparable property	Price	Date of sale
2/56 SHAFTESBURY PARADE THORNBURY VIC 3071	\$1,280,000	-
17/52 CLYDE STREET THORNBURY VIC 3071	\$1,300,000	31-Mar-22

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: 10 October 2022



**2/56 SHAFTESBURY PARADE
 THORNBURY VIC 3071**

 3  2  2

Sold Price **\$1,280,000** Sold Date -

Distance -



**17/52 CLYDE STREET THORNBURY
 VIC 3071**

 3  2  2

Sold Price **\$1,300,000** Sold Date **31-Mar-22**

Distance **0.83km**

RS = Recent sale UN = Undisclosed Sale

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