

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	98 Hutton St THORNBURY 3071	\$1,250,000	13/03/2018
2	77 Smith St THORNBURY 3071	\$1,200,000	14/07/2018
3	83 Normanby Av THORNBURY 3071	\$1,185,000	17/03/2018

**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.

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**Indicative Selling Price**

\$1,220,000

**Median House Price**

June quarter 2018: \$1,300,000



 3  1  2

**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**98 Hutton St THORNBURY 3071 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 13/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 392 sqm approx



**77 Smith St THORNBURY 3071 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 14/07/2018

**Rooms:** -

**Property Type:** House (Res)



**83 Normanby Av THORNBURY 3071 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,185,000

**Method:** Auction Sale

**Date:** 17/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 313 sqm approx