

STATEMENT OF INFORMATION

307/85 HUTTON STREET, THORNBURY, VIC 3071

PREPARED BY ROB D'AGOSTINO, FIRST NATIONAL ADIO, PHONE: 0438248591



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



307/85 HUTTON STREET, THORNBURY,

 2  2  1

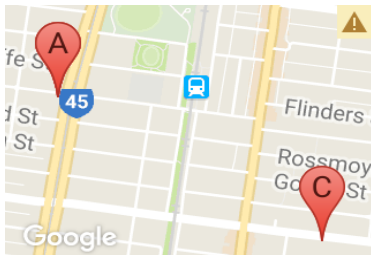
Indicative Selling Price

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

Price Range: 520,000 to 570,000

Provided by: Rob D'Agostino, First National Adio

MEDIAN SALE PRICE



THORNBURY, VIC, 3071

Suburb Median Sale Price (Unit)

\$505,000

01 October 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



104/85 HUTTON ST, THORNBURY, VIC 3071

 2  1  1

Sale Price

\$565,000

Sale Date: 13/02/2018

Distance from Property: 0m



207/85 HUTTON ST, THORNBURY, VIC 3071

 2  1  1

Sale Price

\$530,000

Sale Date: 15/11/2017

Distance from Property: 0m



1/42 CLARENDON ST, THORNBURY, VIC 3071

 2  1  1

Sale Price

\$557,000

Sale Date: 20/12/2017

Distance from Property: 1km



This report has been compiled on 16/05/2018 by First National Real Estate - Adio. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

307/85 HUTTON STREET, THORNBURY, VIC 3071

Indicative selling price

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

Price Range: 520,000 to 570,000

Median sale price

Median price

\$505,000

House

Unit

Suburb

THORNBURY

Period

01 October 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

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
104/85 HUTTON ST, THORNBURY, VIC 3071	\$565,000	13/02/2018
207/85 HUTTON ST, THORNBURY, VIC 3071	\$530,000	15/11/2017
1/42 CLARENDON ST, THORNBURY, VIC 3071	\$557,000	20/12/2017