



Rooms:
Property Type: House
Land Size: 695 sqm

Agent Comments

A meticulously renovated and well maintained home set on approximately (700m2 approx) comprising 3 bedrooms and large light-filled rooms.

Indicative Selling Price
\$1,200,000 - \$1,300,000

Median House Price
March quarter 2017: \$1,256,000

Comparable Properties



178 Clarendon St THORNBURY 3071 (REI)



Price: \$1,430,000
Method: Auction Sale
Date: 11/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 710 sqm

Agent Comments

A slightly larger block with a 20m frontage. Sold at a competitive auction.

32 Mihil St PRESTON 3072 (REI/VG)



Price: \$1,376,000
Method: Auction Sale
Date: 18/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 719 sqm

Agent Comments

A corner block on a larger piece of land.



18 Alston St THORNBURY 3071 (REI/VG)



Price: \$1,120,000
Method: Auction Sale
Date: 17/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 526 sqm

Agent Comments

A neatly refurbished home on a smaller parcel of land. Sold late last year.

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

19 Alston Street, Thornbury Vic 3071

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,256,000

House X

Suburb Thornbury

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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 |
|--------------------------------|-------------|--------------|
| 178 Clarendon St THORBURY 3071 | \$1,430,000 | 11/02/2017 |
| 32 Mihil St PRESTON 3072 | \$1,376,000 | 18/02/2017 |
| 18 Alston St THORBURY 3071 | \$1,120,000 | 17/12/2016 |