



Anthony De Iesi
9489 9422
0407 803 501
anthonydeiesi@mcgrath.com.au

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
March quarter 2017: \$1,256,000



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 529 sqm
Agent Comments

Comparable Properties



184 Raleigh St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,428,888
Method: Sold Before Auction
Date: 23/02/2017
Rooms: 5
Property Type: House (Res)
Land Size: 470 sqm



118 Rossmoyne St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,400,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: House (Res)

129 Collins St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,345,000
Method: Auction Sale
Date: 08/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 584 sqm



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 316 Rossmoyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

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 |
|--------------------------------|-------------|--------------|
| 184 Raleigh St THORBURY 3071 | \$1,428,888 | 23/02/2017 |
| 118 Rossmoyne St THORBURY 3071 | \$1,400,000 | 27/05/2017 |
| 129 Collins St THORBURY 3071 | \$1,345,000 | 08/04/2017 |