

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 2/40 Shaftesbury Parade, Thornbury Vic 3071 Including suburb and postcode

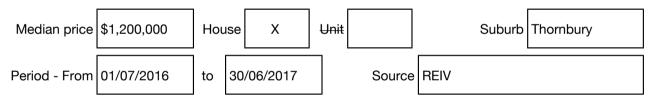
Indicative selling price

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

Range between \$900,000

&

Median sale price



\$990.000

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	35 Beaconsfield Pde NORTHCOTE 3070	\$960,000	18/02/2017
2	58 Leinster Gr THORNBURY 3071	\$960,000	29/04/2017
3	1/54 Clarendon St THORNBURY 3071	\$990,000	27/05/2017

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.

Account - Nelson Alexander | P: 03 9486 1800 | F: 03 9482 2759

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Nelson Alexander





Rooms: Property Type: Development Site (Res) Land Size: 130 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price Year ending June 2017: \$1,200,000

Comparable Properties



35 Beaconsfield Pde NORTHCOTE 3070 (REI) Agent Comments



Price: \$960,000 Method: Auction Sale Date: 18/02/2017 Rooms: -Property Type: Townhouse (Res)



58 Leinster Gr THORNBURY 3071 (VG)

Agent Comments



Price: \$960,000 Method: Sale Date: 29/04/2017 Rooms: -Property Type: Townhouse (Single)



1/54 Clarendon St THORNBURY 3071 (REI) Agent Comments



Price: \$990,000 Method: Private Sale Date: 27/05/2017 Rooms: -Property Type: Townhouse (Single)

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