

## 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 4/76-80 Clyde Street, Thornbury Vic 3071

**Indicative selling price**

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

Single price \$1,380,000

**Median sale price**

Median price \$650,000 House Unit X Suburb Thornbury

Period - From 01/04/2017 to 31/03/2018 Source REIV

**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		
2		
3		

**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.~~

4/76-80 Clyde Street, Thornbury Vic 3071

**Jellis  
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**Indicative Selling Price**

\$1,380,000

**Median Unit Price**

Year ending March 2018: \$650,000



 3  2  2

**Rooms:**

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties

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.