



## 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)

105/481 St Georges Road, THORNBURY, 3071

### Indicative selling price

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

Single Price

or range between

\$428,000

&

\$460,000

### Median sale price

Median price

\$515,000

Property type

Unit

Suburb

THORNBURY, 3071

Period from

03/03/2017

to

28/11/2017

Source

core logic

### Comparable property sale

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

Unit 4, 282 Mansfield Street, THORNBURY, 3071 Victoria

\$433,000

17/10/2017

Unit 2, 1 Collins Street, THORNBURY, 3071 Victoria

\$428,000

26/08/2017

Unit 1, 54 Pender Street, THORNBURY, 3071 Victoria

\$415,000

08/07/2017