

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 119a Harold Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,250,000 House X Unit Suburb Thornbury

Period - From 01/04/2017 to 30/06/2017 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	147 Shaftesbury Pde THORNBURY 3071	\$1,614,000	22/04/2017
2	77 Gooch St THORNBURY 3071	\$1,550,000	25/03/2017
3	7 Ballantyne St THORNBURY 3071	\$1,450,000	26/08/2017

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.



Rooms:

Property Type: House (Res)

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



147 Shaftesbury Pde THORNBURY 3071 (REI/VG)



Price: \$1,614,000

Method: Auction Sale

Date: 22/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 500 sqm approx

Agent Comments

Larger land, 5 bedrooms

77 Gooch St THORNBURY 3071 (REI/VG)



Price: \$1,550,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 374 sqm approx

Agent Comments



7 Ballantyne St THORNBURY 3071 (REI)



Price: \$1,450,000

Method: Auction Sale

Date: 26/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 305 sqm approx

Agent Comments

One less bedroom and one less car space