

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

58e Leinster Grove, Thornbury Vic 3071

Indicative selling price

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

Single price \$725,000

Median sale price

Median price \$580,000

House

Unit

X

Suburb

Thornbury

Period - From 01/01/2018

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	1/141 Normanby Av THORNBURY 3071	\$750,000	15/02/2018
2	6/107 Herbert St NORTHCOTE 3070	\$730,000	20/04/2018
3	4/124 Normanby Av THORNBURY 3071	\$715,000	23/06/2018

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.



2 2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$725,000
Median Unit Price
March quarter 2018: \$580,000

Comparable Properties

1/141 Normanby Av THORNBURY 3071 (REI) **Agent Comments**

2 2 1

Price: \$750,000
Method: Private Sale
Date: 15/02/2018
Rooms: -
Property Type: Townhouse (Res)



6/107 Herbert St NORTHCOTE 3070 (REI) **Agent Comments**

2 1 1

Price: \$730,000
Method: Sold Before Auction
Date: 20/04/2018
Rooms: -
Property Type: Townhouse (Res)



4/124 Normanby Av THORNBURY 3071 (REI) **Agent Comments**

2 1 1

Price: \$715,000
Method: Auction Sale
Date: 23/06/2018
Rooms: -
Property Type: Townhouse (Res)