

Indicative Selling Price

\$430,000

Median House Price

March quarter 2017: \$1,256,000



Rooms:

Property Type: Flat

Land Size: 43.26 sqm

Agent Comments

Comparable Properties



2/6 Kemp St THORNBURY 3071 (REI)

Agent Comments



Price: \$517,500

Method: Auction Sale

Date: 03/12/2016

Rooms: 2

Property Type: Apartment



5/70 Collins St THORNBURY 3071 (REI)

Agent Comments



Price: \$401,000

Method: Auction Sale

Date: 17/12/2016

Rooms: 2

Property Type: Apartment



1/5 Christmas St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$400,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: Apartment

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

55 Martin Street, Thornbury Vic 3071

Indicative selling price

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

Single price \$430,000

Median sale price

Median price \$1,256,000

House X

Suburb Thornbury

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/6 Kemp St THORNBURY 3071	\$517,500	03/12/2016
5/70 Collins St THORNBURY 3071	\$401,000	17/12/2016
1/5 Christmas St NORTHCOTE 3070	\$400,000	25/03/2017