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	4/639 High Street Thornbury VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$395,000	&	$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$667,500	Property type	Unit	Suburb	Thornbury
Period-from	01 Nov 2020	to	31 Oct 2021	Source	Corelogic

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 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
5/22 Smith Street Thornbury VIC 3071	$380,000	30-Mar-21
10/70 Collins Street Thornbury VIC 3071	$395,000	06-May-21

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 6 months.

This Statement of Information was prepared on: 10 November 2021

Alex Puglia
P 93268883
M 0458393162
E alex@alexkarbon.com.au

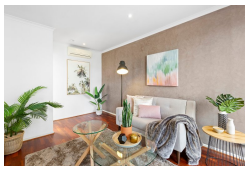


5/22 Smith Street Thornbury VIC 3071

1 1 1

Sold Price **$380,000** Sold Date **30-Mar-21**

Distance **0.48km**



10/70 Collins Street Thornbury VIC 3071

1 1 1

Sold Price **$395,000** Sold Date **06-May-21**

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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