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	2/639 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	$519,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$695,000	Property type	Unit	Suburb	Thornbury
Period-from	01 May 2021	to	30 Apr 2022	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
9/337 STATION STREET THORNBURY VIC 3071	$560,000	09-Apr-21
3/8 KEMP STREET THORNBURY VIC 3071	$560,000	15-Oct-21
219/43-53 HIGH STREET PRESTON VIC 3072	$565,000	17-Dec-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: 02 May 2022

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9/337 STATION STREET THORNBURY VIC 3071

2 1 1

Sold Price **$560,000** Sold Date **09-Apr-21**

Distance **-**



3/8 KEMP STREET THORNBURY VIC 3071

2 1 1

Sold Price Sold Date **15-Oct-21**

Distance **-**



219/43-53 HIGH STREET PRESTON VIC 3072

2 1 1

Sold Price **$565,000** Sold Date **17-Dec-21**

Distance **-**

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

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