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	9 IBIS PLACE 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	$790,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,517,500	Property type	House	Suburb	Thornbury
Period-from	01 Dec 2021	to	30 Nov 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
6/350 GOOCH STREET THORNBURY VIC 3071	$860,200	19-Oct-22
1/206 DUNDAS STREET THORNBURY VIC 3071	$980,000	08-Oct-22
113 SPEIGHT STREET THORNBURY VIC 3071	$908,000	10-Sep-22

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.~~

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6/350 GOOCH STREET THORNBURY VIC 3071

3 2 2

Sold Price RS $860,200 Sold Date 19-Oct-22

Distance 0.06km



1/206 DUNDAS STREET THORNBURY VIC 3071

3 2 2

Sold Price RS $980,000 Sold Date 08-Oct-22

Distance 0.84km



113 SPEIGHT STREET THORNBURY VIC 3071

3 2 2

Sold Price $908,000 Sold Date 10-Sep-22

Distance 0.61km

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

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