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	36 Smith Street, Thornbury Vic 3071

Indicative selling price

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

Single price $1,395,000

Median sale price

Median price $1,480,000 Property Type House Suburb Thornbury

Period - From 01/04/2023 to 30/06/2023 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	55 Rennie St THORNBURY 3071	$1,494,000	06/07/2023
2	103 Smith St THORNBURY 3071	$1,380,000	10/07/2023
3	10 Hutton St THORNBURY 3071	$1,305,000	09/07/2023

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.~~

This Statement of Information was prepared on: 06/09/2023 12:10

36 Smith Street, Thornbury Vic 3071

John Karr
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Indicative Selling Price
$1,395,000
Median House Price
June quarter 2023: $1,480,000



3 1 1

Property Type: House (Res)
Land Size: 279 sqm approx

Agent Comments

Comparable Properties



55 Rennie St THORNBURY 3071 (REI)

3 1 1

Price: $1,494,000
Method: Auction Sale
Date: 06/07/2023
Property Type: House (Res)

Agent Comments



103 Smith St THORNBURY 3071 (REI)

3 1 1

Price: $1,380,000
Method: Sold Before Auction
Date: 10/07/2023
Property Type: House (Res)

Agent Comments



10 Hutton St THORNBURY 3071 (REI)

3 1 1

Price: $1,305,000
Method: Private Sale
Date: 09/07/2023
Property Type: House

Agent Comments

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