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	270 Rossmoyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between $3,600,000 & $3,800,000

Median sale price

Median price $728,500 Property Type Unit Suburb Thornbury

Period - From 01/04/2022 to 30/06/2022 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		
2		
3		

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: 16/08/2022 08:48

270 Rossmoyne Street, Thornbury Vic 3071

Mitchell Boys
9387 5888
0412 800 200
mitchellboys@jelliscraig.com.au



22 10 10

Rooms: 42
Property Type: Flats
Land Size: 1010m2. sqm approx

Agent Comments

A block of 10 units unsubdivided on one title

Indicative Selling Price
$3,600,000 - $3,800,000
Median Unit Price
June quarter 2022: $728,500

Comparable Properties

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.

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