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	4/44 SWIFT 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	$270,000	&	$297,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$677,500	Property type	Unit	Suburb	Thornbury
Period-from	01 Jul 2023	to	30 Jun 2024	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
2/87A CLYDE STREET THORNBURY VIC 3071	$295,000	06-Mar-24
1/187 MANSFIELD STREET THORNBURY VIC 3071	$285,000	30-Apr-24

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: 18 July 2024

Vincent Silvestro
M 0426199509
E vsilvestro@woodards.com.au



2/87A CLYDE STREET THORNBURY VIC 3071

1 1 1

Sold Price **$295,000** Sold Date **06-Mar-24**

Distance **0.44km**



1/187 MANSFIELD STREET THORNBURY VIC 3071

1 1 1

Sold Price RS **$285,000** Sold Date **30-Apr-24**

Distance **0.64km**

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

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