

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

5/84 St David Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$679,000

Median sale price

Median price

\$880,000

Property Type

Townhouse

Suburb

Thornbury

Period - From

03/08/2023

to

02/08/2024

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	7/2 Bruce St PRESTON 3072	\$660,000	03/07/2024
2	4/20 newcastle St PRESTON 3072	\$690,000	03/07/2024
3	12/45-47 Collins St THORNBURY 3071	\$670,000	29/06/2024

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:

03/08/2024 14:08

5/84 St David Street, Thornbury Vic 3071



2 1 1

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$679,000
Median Townhouse Price
03/08/2023 - 02/08/2024: \$880,000

Comparable Properties



7/2 Bruce St PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$660,000
Method: Private Sale
Date: 03/07/2024
Property Type: Townhouse (Single)
Land Size: 466 sqm approx



4/20 newcastle St PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$690,000
Method: Sold Before Auction
Date: 03/07/2024
Property Type: Townhouse (Res)



12/45-47 Collins St THORNBURY 3071 (REI)

Agent Comments

2 1 2

Price: \$670,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Unit

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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