19 Ballantyne Street, Thornbury, VIC 3071



4 Bed 1 Bath 2 Car
Property Type: House (Res)
Indicative Selling Price
$1,550,000
Median House Price
Year ending June 2024: $1,435,000

Comparable Properties



50 Elm Street, Northcote 3070 (REI/VG)
3 Bed 2 Bath - Car
Price: $1,560,000
Method: Sold Before Auction
Date: 19/07/2024
Property Type: House(Res)
Land Size: 249 sqm approx
Agent Comments: Inferior one less bedroom + no parking Inferior land size Comparable location



59 Clyde Street, Thornbury 3071 (REI)
3 Bed 2 Bath - Car
Price: $1,550,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House(Res)
Land Size: 205 sqm approx
Agent Comments: Inferior no parking, one less bedroom, comparable location, superior presentation



30 Mihil Street, Preston 3072 (REI)
4 Bed 2 Bath 3 Car
Price: $1,560,000
Method: Sold Before Auction
Date: 27/05/2024
Property Type: House (Res)
Land Size: 724 sqm approx
Agent Comments: Inferior location, superior land size, inferior condition,

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 19 Ballantyne Street, Thornbury, VIC 3071

Indicative selling price

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

Single price: $1,550,000

Median sale price

Median price: $1,435,000 House: x Suburb: Thornbury

Period - From: 01/07/2023 to: 30/06/2024 Source: REIV

Comparable property sales

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
50 Elm Street, NORTHCOTE 3070	$1,560,000	19/07/2024
59 Clyde Street, THORNBURY 3071	$1,550,000	13/07/2024
30 Mihil Street, PRESTON 3072	$1,560,000	27/05/2024

This Statement of Information was prepared on: 10/09/2024 13:12