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<br>Including suburb and postcode | 6/14 Smith Street, Thornbury Vic 3071 |

## Indicative selling price

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

Range between $500,000 & $550,000

## Median sale price

Median price $600,000 Property Type Unit Suburb Thornbury

Period - From 01/04/2024 to 30/06/2024 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 | 2/14 Normanby Av THORNBURY 3071 | $526,000 | 27/06/2024 |
| 2 | 8/38 Woolton Av THORNBURY 3071 | $582,000 | 14/06/2024 |
| 3 | 4/73 Flinders St THORNBURY 3071 | $520,000 | 04/05/2024 |

**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: 07/08/2024 14:13

# 6/14 Smith Street, Thornbury Vic 3071

Nigel Harry
03 9403 9300
0412 464 116
nigelharry@jelliscraig.com.au



2 1 1

**Property Type:** Apartment

**Indicative Selling Price**
$500,000 - $550,000
**Median Unit Price**
June quarter 2024: $600,000

Agent Comments

A cascade of warm natural light throughout sets an inviting mood within this immaculate two bedroom apartment, offering easy upkeep only steps to renowned High St and CBD transport.

## Comparable Properties



**2/14 Normanby Av THORNBURY 3071 (REI)**

2 1 1

**Price:** $526,000
**Method:** Private Sale
**Date:** 27/06/2024
**Property Type:** Townhouse (Single)

Agent Comments



**8/38 Woolton Av THORNBURY 3071 (REI)**

2 1 1

**Price:** $582,000
**Method:** Private Sale
**Date:** 14/06/2024
**Property Type:** Apartment

Agent Comments



**4/73 Flinders St THORNBURY 3071 (REI)**

2 1 1

**Price:** $520,000
**Method:** Auction Sale
**Date:** 04/05/2024
**Property Type:** Unit

Agent Comments



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.