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 | 56 Johnson Street, Thornbury Vic 3071 |

## Indicative selling price

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

Single price $2,500,000

## Median sale price

Median price $1,417,500 Property Type House 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 | 3 Brooke St NORTHCOTE 3070 | $2,350,000 | 05/06/2024 |
| 2 | 114 Emmaline St NORTHCOTE 3070 | $2,422,500 | 24/06/2024 |
| 3 | 40 Woolhouse St NORTHCOTE 3070 | $2,625,000 | 16/03/2024 |

**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: 26/08/2024 13:32

# 56 Johnson Street, Thornbury Vic 3071

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4 3 3

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$2,500,000
**Median House Price**
June quarter 2024: $1,417,500

## Comparable Properties



**3 Brooke St NORTHCOTE 3070 (REI)**

4 2 1

**Price:** $2,350,000
**Method:** Private Sale
**Date:** 05/06/2024
**Property Type:** House

Agent Comments



**114 Emmaline St NORTHCOTE 3070 (REI)**

4 2 -

**Price:** $2,422,500
**Method:** Private Sale
**Date:** 24/06/2024
**Property Type:** House (Res)

Agent Comments



**40 Woolhouse St NORTHCOTE 3070 (REI/VG)**

4 3 2

**Price:** $2,625,000
**Method:** Auction Sale
**Date:** 16/03/2024
**Property Type:** House
**Land Size:** 381 sqm approx

Agent Comments



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