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	12 Fyffe Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,400,000 & $1,500,000

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	74 Keon St THORNBURY 3071	$1,514,444	08/08/2024
2	172 Smith St THORNBURY 3071	$1,500,000	02/08/2024
3	3 Kelvin Gr THORNBURY 3071	$1,605,000	27/07/2024

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: 04/09/2024 10:25

12 Fyffe Street, Thornbury Vic 3071

Nigel Harry
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3 1 0

Property Type: House (Res)
Land Size: 355 sqm approx

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
June quarter 2024: $1,417,500

Agent Comments

Luxuriate in a relaxed environment with an uplifting atmosphere: this three bedroom Californian features a vast kitchen/dining/family flowing to a northerly entertainer's garden.

Comparable Properties



74 Keon St THORNBURY 3071 (REI)

3 1 2

Price: $1,514,444
Method: Sold Before Auction
Date: 08/08/2024
Property Type: House (Res)

Agent Comments

Comparable location, similar style and accommodation with the addition of off street parking on 367m2 (approx.).



172 Smith St THORNBURY 3071 (REI)

3 1 1

Price: $1,500,000
Method: Private Sale
Date: 02/08/2024
Property Type: House (Res)

Agent Comments

Comparable location, similar style and accommodation with the addition of off street parking on 333m2 (approx.).



3 Kelvin Gr THORNBURY 3071 (REI)

3 2 1

Price: $1,605,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 283 sqm approx

Agent Comments

Similar age and style of home with the addition of a second bathroom and off street parking in a superior location on a smaller allotment of 283m2 (approx.).

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