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	338 Gillies Street, Thornbury Vic 3071

Indicative selling price

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

Range between $2,500,000 & $2,750,000

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	56 Johnson St THORNBURY 3071	$2,700,500	31/08/2024
2	16 Gooch St THORNBURY 3071	$2,750,000	22/04/2024
3	13 Tanner Gr NORTHCOTE 3070	$2,875,000	11/05/2024

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: 24/09/2024 16:11

338 Gillies Street, Thornbury Vic 3071

Sam Rigopoulos
03 9403 9300
0425 834 583
samrigopoulos@jelliscraig.com.au



4 2 3

Property Type: House (Res)
Land Size: 493 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,750,000
Median House Price
June quarter 2024: $1,417,500

Comparable Properties



56 Johnson St THORNBURY 3071 (REI)

4 3 3

Price: $2,700,500
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)

Agent Comments



16 Gooch St THORNBURY 3071 (REI/VG)

4 3 4

Price: $2,750,000
Method: Private Sale
Date: 22/04/2024
Property Type: House
Land Size: 353 sqm approx

Agent Comments



13 Tanner Gr NORTHCOTE 3070 (REI/VG)

5 2 2

Price: $2,875,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 633 sqm approx

Agent Comments

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