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 | 4/12 Ballantyne Street, Thornbury Vic 3071 |

## Indicative selling price

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

Range between $625,000 & $675,000

## 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 | 201/4 Beavers Rd NORTHCOTE 3070 | $652,000 | 27/08/2024 |
| 2 | 8/12 Ballantyne St THORNBURY 3071 | $680,000 | 26/07/2024 |
| 3 | 201/23-25 Clapham St THORNBURY 3071 | $705,000 | 18/06/2024 |

**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: 25/09/2024 11:00

# 4/12 Ballantyne Street, Thornbury Vic 3071

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



2 2 1

**Property Type:** Apartment

**Indicative Selling Price**
$625,000 - $675,000
**Median Unit Price**
June quarter 2024: $600,000

Agent Comments

Catering to today's lifestyle needs, this chic two bedroom, two bathroom apartment incorporates bright space, sophisticated finishes, plus a sought-after address steps to iconic High St.

## Comparable Properties



**201/4 Beavers Rd NORTHCOTE 3070 (REI)**

2 1 1

**Price:** $652,000
**Method:** Private Sale
**Date:** 27/08/2024
**Property Type:** Apartment

Agent Comments



**8/12 Ballantyne St THORNBURY 3071 (REI)**

2 1 1

**Price:** $680,000
**Method:** Private Sale
**Date:** 26/07/2024
**Property Type:** Apartment

Agent Comments



**201/23-25 Clapham St THORNBURY 3071 (REI)**

2 1 1

**Price:** $705,000
**Method:** Private Sale
**Date:** 18/06/2024
**Property Type:** Apartment

Agent Comments



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