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	98 Raleigh Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,600,000 & $1,760,000

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	128 St Georges Rd NORTHCOTE 3070	$1,800,000	25/07/2024
2	106 Malpas St PRESTON 3072	$1,747,000	20/05/2024
3	54 Bradley Av THORNBURY 3071	$1,610,000	27/08/2024

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: 02/10/2024 09:26

98 Raleigh Street, Thornbury Vic 3071

Colin Abbas
03 9403 9300
0414 659 635
colinabbas@jelliscraig.com.au



4 3 2

Rooms: 9
Property Type: House
Land Size: 481m2 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,760,000
Median House Price
June quarter 2024: $1,417,500

Comparable Properties

128 St Georges Rd NORTHCOTE 3070 (REI)

4 2 2

Price: $1,800,000
Method:
Date: 25/07/2024
Property Type: House

Agent Comments

106 Malpas St PRESTON 3072 (REI)

4 2 2

Price: $1,747,000
Method:
Date: 20/05/2024
Property Type: House

Agent Comments



54 Bradley Av THORNBURY 3071 (REI)

3 1 3

Price: $1,610,000
Method: Sold Before Auction
Date: 27/08/2024
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

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