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	75 Ballantyne Street, Thornbury Vic 3071

Indicative selling price

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

Single price $1,400,000

Median sale price

Median price $1,514,444 Property Type House Suburb Thornbury

Period - From 01/07/2024 to 30/09/2024 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	41 Darebin Rd THORNBURY 3071	$1,345,000	21/09/2024
2	74 Hotham St PRESTON 3072	$1,372,000	13/08/2024
3	26 Austral Av PRESTON 3072	$1,390,000	30/07/2024

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: 29/10/2024 10:04

75 Ballantyne Street, Thornbury Vic 3071

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4 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,400,000
Median House Price
September quarter 2024: $1,514,444

Comparable Properties



41 Darebin Rd THORNBURY 3071 (REI)

3 1 2

Price: $1,345,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)

Agent Comments



74 Hotham St PRESTON 3072 (REI/VG)

3 2 2

Price: $1,372,000
Method: Sold Before Auction
Date: 13/08/2024
Property Type: House (Res)
Land Size: 207 sqm approx

Agent Comments



26 Austral Av PRESTON 3072 (REI/VG)

4 1 1

Price: $1,390,000
Method: Private Sale
Date: 30/07/2024
Property Type: House (Res)
Land Size: 330 sqm approx

Agent Comments

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