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	19 Harry Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,150,000 & $1,250,000

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	209 Dundas St PRESTON 3072	$1,155,000	07/09/2024
2	193 Separation St NORTHCOTE 3070	$1,230,000	10/08/2024
3	100 Darebin Rd NORTHCOTE 3070	$1,207,500	20/07/2024

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: 15/10/2024 13:44

19 Harry Street, Thornbury Vic 3071

Rocco Siciliano
03 9403 9300
0408 348 032
roccosiciliano@jelliscraig.com.au



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
September quarter 2024: $1,514,444

Comparable Properties



209 Dundas St PRESTON 3072 (REI)

4 1 2

Price: $1,155,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 527 sqm approx

Agent Comments



193 Separation St NORTHCOTE 3070 (REI)

4 1 5

Price: $1,230,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 432 sqm approx

Agent Comments



100 Darebin Rd NORTHCOTE 3070 (REI/VG)

3 1 1

Price: $1,207,500
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 556 sqm approx

Agent Comments

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