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	322 Gillies Street, Thornbury Vic 3071

Indicative selling price

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

Range between $2,400,000 & $2,500,000

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	114 Emmaline St NORTHCOTE 3070	$2,490,000	24/06/2024
2	20 Newmarket St NORTHCOTE 3070	$2,600,000	05/10/2024
3	3 Brooke St NORTHCOTE 3070	$2,350,000	05/06/2024

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: 17/10/2024 11:13

322 Gillies Street, Thornbury Vic 3071

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



5 2 4

Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,500,000
Median House Price
September quarter 2024: $1,514,444

Comparable Properties

114 Emmaline St NORTHCOTE 3070 (REI)

4 2 1

Price: $2,490,000
Method:
Date: 24/06/2024
Property Type: House

Agent Comments



20 Newmarket St NORTHCOTE 3070 (REI)

5 3 4

Price: $2,600,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 774 sqm approx

Agent Comments



3 Brooke St NORTHCOTE 3070 (REI/VG)

4 2 1

Price: $2,350,000
Method: Private Sale
Date: 05/06/2024
Property Type: House
Land Size: 489 sqm approx

Agent Comments

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