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	1b/42-44 Clarendon Street, Thornbury Vic 3071

Indicative selling price

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

Range between $599,000 & $619,000

Median sale price

Median price $600,000 Property Type Unit Suburb Thornbury

Period - From 01/10/2024 to 31/12/2024 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	5B/42 Clarendon St THORNBURY 3071	$580,000	07/12/2024
2	2/21-23 Martin St THORNBURY 3071	$600,000	23/10/2024
3	3/139 Shaftesbury Pde THORNBURY 3071	$630,000	18/10/2024

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: 14/03/2025 15:11

1b/42-44 Clarendon Street, Thornbury Vic 3071

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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$599,000 - $619,000
Median Unit Price
December quarter 2024: $600,000

Comparable Properties



5B/42 Clarendon St THORNBURY 3071 (VG)

2 - -

Price: $580,000
Method: Sale
Date: 07/12/2024
Property Type: Strata Flat - Single OYO Flat

Agent Comments

Much smaller apartment with a balcony instead of a courtyard



2/21-23 Martin St THORNBURY 3071 (REI)

2 1 1

Price: $600,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: Unit

Agent Comments



3/139 Shaftesbury Pde THORNBURY 3071 (VG)

2 - -

Price: $630,000
Method: Sale
Date: 18/10/2024
Property Type: Strata Flat - Single OYO Flat

Agent Comments

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