

# 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

3/20 Woolton Avenue, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$950,000

### Median sale price

Median price \$838,500 Property Type Townhouse Suburb Thornbury

Period - From 08/06/2020 to 07/06/2021 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	1/7 Martin St, Thornbury, Vic 3071, Australia	\$950,000	06/05/2021
2	2/76 Collins St THORNBURY 3071	\$960,000	05/06/2021
3	31/41-43 Leinster Gr NORTHCOTE 3070	\$980,000	27/05/2021

**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:

08/06/2021 18:30



**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**1/7 Martin St, Thornbury, Vic 3071, Australia (REI)**

Agent Comments

Under Construction - Off Plan Sale



**Price:** \$950,000

**Method:**

**Date:** 06/05/2021

**Property Type:** House



**2/76 Collins St THORNBURY 3071 (REI)**

Agent Comments

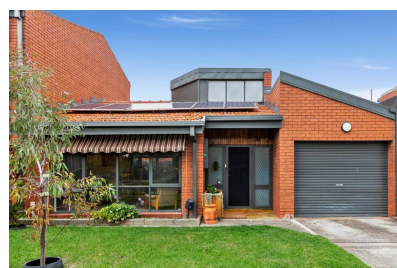


**Price:** \$960,000

**Method:** Auction Sale

**Date:** 05/06/2021

**Property Type:** Unit



**31/41-43 Leinster Gr NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$980,000

**Method:** Sold Before Auction

**Date:** 27/05/2021

**Property Type:** Unit