

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

50 Johnson Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Thornbury

Period - From 01/01/2020

to 31/12/2020

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	107 Pender St THORNBURY 3071	\$1,140,000	05/02/2021
2	94 Mansfield St THORNBURY 3071	\$1,190,000	19/12/2020
3	247 Clarendon St THORNBURY 3071	\$1,222,000	17/02/2021

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:

25/02/2021 14:02



Property Type: House

Land Size: 420 sqm approx

Agent Comments

Comparable Properties



107 Pender St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,140,000

Method: Private Sale

Date: 05/02/2021

Property Type: House



94 Mansfield St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,190,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Land Size: 374 sqm approx



247 Clarendon St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,222,000

Method: Private Sale

Date: 17/02/2021

Property Type: House