

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

48 SPEIGHT STREET THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,875,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,410,500

Property type

House

Suburb

Thornbury

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

8 ST NEOTS AVENUE NORTHCOTE VIC 3070	\$2,300,000	02-Mar-24
230 ROSSMOYNE STREET THORNBURY VIC 3071	\$1,800,000	02-Mar-24
296 RATHMINES STREET THORNBURY VIC 3071	\$1,849,000	23-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 03 June 2024



8 ST NEOTS AVENUE NORTHCOTE VIC 3070

3 1 1

Sold Price

\$2,300,000

Sold Date **02-Mar-24**

Distance **1.66km**



230 ROSSMOYNE STREET THORNBURY VIC 3071

2 1 -

Sold Price

^{RS} **\$1,800,000**

Sold Date **02-Mar-24**

Distance **0.51km**



296 RATHMINES STREET THORNBURY VIC 3071

3 1 3

Sold Price

\$1,849,000

Sold Date **23-Feb-24**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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