

# 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

5/110 Ballantyne Street, Thornbury Vic 3071

### Indicative selling price

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

Single price

\$320,000

### Median sale price

Median price

\$515,000

Property Type

Unit

Suburb

Thornbury

Period - From

01/04/2020

to

30/06/2020

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	8/15 Rennie St THORNBURY 3071	\$311,000	25/07/2020
2	8/121 St Georges Rd NORTHCOTE 3070	\$320,000	14/05/2020
3	8/20 Kemp St THORNBURY 3071	\$375,000	13/06/2020

**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:

30/09/2020 08:02



**Property Type:** Apartment

Agent Comments

## Comparable Properties



8/15 Rennie St THORNBURY 3071 (REI/VG)

Agent Comments



**Price:** \$311,000

**Method:** Sold Before Auction

**Date:** 25/07/2020

**Property Type:** Apartment



8/121 St Georges Rd NORTHCOTE 3070 (REI/VG)

Agent Comments



**Price:** \$320,000

**Method:** Private Sale

**Date:** 14/05/2020

**Property Type:** Apartment



8/20 Kemp St THORNBURY 3071 (REI/VG)

Agent Comments



**Price:** \$375,000

**Method:** Auction Sale

**Date:** 13/06/2020

**Property Type:** Unit