

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

105c St David Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$918,000 Property Type Townhouse Suburb Thornbury

Period - From 12/07/2021 to 11/07/2022 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	1/10 Walsh Av THORNBURY 3071	\$1,330,000	12/03/2022
2	1/80 Pender St THORNBURY 3071	\$1,200,000	03/02/2022
3	72 Gooch St THORNBURY 3071	\$1,156,000	26/03/2022

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: 12/07/2022 18:55

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3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
12/07/2021 - 11/07/2022: \$918,000

Comparable Properties



1/10 Walsh Av THORNBURY 3071 (REI)

Agent Comments

3 2 1

Price: \$1,330,000

Method: Sold Before Auction

Date: 12/03/2022

Property Type: Townhouse (Res)



1/80 Pender St THORNBURY 3071 (REI)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 03/02/2022

Property Type: Townhouse (Res)



72 Gooch St THORNBURY 3071 (REI)

Agent Comments

3 2 2

Price: \$1,156,000

Method: Auction Sale

Date: 26/03/2022

Property Type: Townhouse (Res)

Land Size: 158 sqm approx

Account - Love & Co