## 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	8 Keon Street, Thornbury Vic 3071
Including suburb and	
postcode	

#### 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	\$1,307,000	Pro	perty Type	House		Suburb	Thornbury
Period - From	01/10/2020	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

Add	dress of comparable property	Price	Date of sale
1	117 Hutton St THORNBURY 3071	\$1,300,000	16/01/2021
2	74 Shaftesbury Pde THORNBURY 3071	\$1,250,000	21/03/2021
3	41 Normanby Av THORNBURY 3071	\$1,120,000	06/02/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/04/2021 09:48













Property Type: House Land Size: 367 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,150,000 - \$1,250,000 **Median House Price** 

December quarter 2020: \$1,307,000

# Comparable Properties



117 Hutton St THORNBURY 3071 (REI/VG)

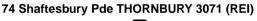




Price: \$1,300,000 Method: Auction Sale Date: 16/01/2021

Property Type: House (Res) Land Size: 359 sqm approx

**Agent Comments** 









Price: \$1,250,000

Method: Sold Before Auction

Date: 21/03/2021

Property Type: House (Res) Land Size: 354 sqm approx Agent Comments



41 Normanby Av THORNBURY 3071 (REI)





Agent Comments

Price: \$1,120,000 Method: Auction Sale Date: 06/02/2021

Property Type: House (Res) Land Size: 343 sqm approx

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



