

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

8 Keon 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 \$1,307,000

Property 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	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 comparable properties 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



 3  1  2

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)

Agent Comments

 2  1  1

Price: \$1,300,000
Method: Auction Sale
Date: 16/01/2021
Property Type: House (Res)
Land Size: 359 sqm approx



74 Shaftesbury Pde THORNBURY 3071 (REI)

Agent Comments

 2  1  2

Price: \$1,250,000
Method: Sold Before Auction
Date: 21/03/2021
Property Type: House (Res)
Land Size: 354 sqm approx



41 Normanby Av THORNBURY 3071 (REI)

Agent Comments

 2  1  1

Price: \$1,120,000
Method: Auction Sale
Date: 06/02/2021
Property Type: House (Res)
Land Size: 343 sqm approx