

# 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

6 Rosella Walk, Thornbury Vic 3071

### Indicative selling price

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

Range between \$650,000 & \$700,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Thornbury

Period - From 01/10/2021 to 30/09/2022 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	21/158 Clarendon St THORNBURY 3071	\$650,500	08/09/2022
2	15/158 Clarendon St THORNBURY 3071	\$650,000	29/10/2022
3	1/137-139 Flinders St THORNBURY 3071	\$645,000	30/07/2022

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:

16/11/2022 12:05



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**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**21/158 Clarendon St THORNBURY 3071 (REI/VG)**

Agent Comments

 2    2    1

**Price:** \$650,500

**Method:** Private Sale

**Date:** 08/09/2022

**Property Type:** Townhouse (Single)



**15/158 Clarendon St THORNBURY 3071 (REI)**

Agent Comments

 2    2    1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 29/10/2022

**Property Type:** Townhouse (Single)



**1/137-139 Flinders St THORNBURY 3071 (REI)**

Agent Comments

 2    1    1

**Price:** \$645,000

**Method:** Auction Sale

**Date:** 30/07/2022

**Property Type:** Townhouse (Res)