

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

2/55 MARTIN STREET THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

6/55 MARTIN STREET THORNBURY VIC 3071	\$400,000	28-Mar-24
11/31 MARTIN STREET THORNBURY VIC 3071	\$375,000	29-May-24
10/31 MARTIN STREET THORNBURY VIC 3071	\$382,000	08-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 17 March 2025



6/55 MARTIN STREET THORBURY VIC 3071 Sold Price **\$400,000** Sold Date **28-Mar-24**

 1  1  -

Distance **0km**



11/31 MARTIN STREET THORBURY VIC 3071 Sold Price **\$375,000** Sold Date **29-May-24**

 1  1  -

Distance **0.13km**



10/31 MARTIN STREET THORBURY VIC 3071 Sold Price **\$382,000** Sold Date **08-Dec-23**

 1  1  -

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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