

# 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

4/130 Rossmoyne Street, 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 \$370,000 & \$385,000

### Median sale price

Median price \$467,000 Property Type Unit Suburb Thornbury

Period - From 06/07/2022 to 05/07/2023 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	11/105 Flinders St THORNBURY 3071	\$380,000	22/05/2023
2	8/70 Collins St THORNBURY 3071	\$391,000	01/07/2023
3	1/15 Rennie St THORNBURY 3071	\$364,000	29/06/2023

**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:

06/07/2023 13:04



**Property Type:** Apartment

Agent Comments

## Comparable Properties

11/105 Flinders St THORBURY 3071 (REI)

Agent Comments



**Price:** \$380,000

**Method:** Private Sale

**Date:** 22/05/2023

**Property Type:** Unit



8/70 Collins St THORBURY 3071 (REI)

Agent Comments



**Price:** \$391,000

**Method:** Auction Sale

**Date:** 01/07/2023

**Property Type:** Apartment



1/15 Rennie St THORBURY 3071 (REI)

Agent Comments



**Price:** \$364,000

**Method:** Auction Sale

**Date:** 29/06/2023

**Rooms:** 3

**Property Type:** Apartment