

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 3/304 Rossmoyne Street, Thornbury Vic 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$920,000

Median sale price

Median price \$886,000 Property Type Townhouse Suburb Thornbury

Period - From 07/03/2021 to 06/03/2022 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	54/85c Clyde St THORNBURY 3071	\$913,000	26/02/2022
2	40/85c Clyde St THORNBURY 3071	\$902,000	15/12/2021
3	1/31 Belgrove St PRESTON 3072	\$875,000	16/10/2021

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: 07/03/2022 09:49



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median Townhouse Price

07/03/2021 - 06/03/2022: \$886,000

Comparable Properties



54/85c Clyde St THORNBURY 3071 (REI)

Agent Comments

 3  2  1

Price: \$913,000

Method: Auction Sale

Date: 26/02/2022

Property Type: Townhouse (Res)



40/85c Clyde St THORNBURY 3071 (REI)

Agent Comments

 2  2  1

Price: \$902,000

Method: Private Sale

Date: 15/12/2021

Property Type: Townhouse (Single)



1/31 Belgrove St PRESTON 3072 (REI)

Agent Comments

 3  2  1

Price: \$875,000

Method: Auction Sale

Date: 16/10/2021

Property Type: Townhouse (Res)

Land Size: 200 sqm approx

Account - Love & Co