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	9/158 Clarendon Street, Thornbury Vic 3071

Indicative selling price

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

Range between $660,000 & $720,000

Median sale price

Median price $918,000 Property Type Townhouse Suburb Thornbury

Period - From 28/02/2022 to 27/02/2023 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	2/63 Alston St THORNBURY 3071	$820,000	25/02/2023
2	4/1 Normanby Av THORNBURY 3071	$695,000	19/10/2022
3	4/206 Dundas St THORNBURY 3071	$689,000	18/01/2023

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: 28/02/2023 16:47

9/158 Clarendon Street, Thornbury Vic 3071

Dingle Partners

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Property Type:
Agent Comments

Indicative Selling Price
$660,000 - $720,000
Median Townhouse Price
28/02/2022 - 27/02/2023: $918,000

Comparable Properties

2/63 Alston St THORNBURY 3071 (REI)

2 1 1

Price: $820,000
Method: Auction Sale
Date: 25/02/2023
Property Type: Townhouse (Res)

Agent Comments

4/1 Normanby Av THORNBURY 3071 (REI/VG)

2 2 1

Price: $695,000
Method: Private Sale
Date: 19/10/2022
Property Type: Townhouse (Single)

Agent Comments

4/206 Dundas St THORNBURY 3071 (REI)

2 1 2

Price: $689,000
Method: Private Sale
Date: 18/01/2023
Property Type: Townhouse (Single)

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811

REIV THE DIFFERENCE | propertydata.com.au

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