

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 95/337 Station Street, Thornbury Vic 3071

Indicative selling price

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

Single price \$720,000

Median sale price

Median price \$632,500

Property Type Unit

Suburb Thornbury

Period - From 04/03/2020

to 03/03/2021

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	61/337 Station St, Thornbury, Vic 3071, Australia	\$781,100	23/02/2021
2			
3			

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:

04/03/2021 11:23



 3  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$720,000

Median Unit Price

04/03/2020 - 03/03/2021: \$632,500

Comparable Properties



61/337 Station St, Thornbury, Vic 3071,
Australia (REI)

Agent Comments

 3  2  2

Price: \$781,100

Method:

Date: 23/02/2021

Property Type: Apartment

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.