

# 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 3/31 Woolton Avenue, 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 \$575,000 & \$620,000

### Median sale price

Median price \$642,000 Property Type Unit Suburb Thornbury

Period - From 29/08/2020 to 28/08/2021 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	2/26 Darebin Rd NORTHCOTE 3070	\$620,000	24/08/2021
2	6/29 Smith St THORNBURY 3071	\$580,000	03/07/2021
3	3/10-12 Anderson Rd THORNBURY 3071	\$570,000	30/07/2021

**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: 29/08/2021 17:17



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**2/26 Darebin Rd NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$620,000

**Method:** Sold Before Auction

**Date:** 24/08/2021

**Property Type:** Unit



**6/29 Smith St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$580,000

**Method:** Auction Sale

**Date:** 03/07/2021

**Property Type:** Apartment



**3/10-12 Anderson Rd THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$570,000

**Method:** Private Sale

**Date:** 30/07/2021

**Property Type:** Apartment