## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offer	ed for sale								
Including subu	Address 7/111 Fyffe Street, Thornbury Vic 3071 luding suburb and postcode								
Indicative selli	ng price								
For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing			
Range between \$420,000		&			\$460,000				
Median sale p	rice								
Median price	\$725,000	Pro	operty Type	Unit			Suburb	Thornbury	
Period - From	01/01/2021	to	31/03/2021		So	urce	REIV		
Comparable p	roperty sales	(*De	lete A or B	belo	ow as app	olical	ble)		
months	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 co	mparable prope	erty					Pr	ice	Date of sale

Address of comparable property		Price	Date of Sale
1	6/2 Dundas St THORNBURY 3071	\$437,500	12/12/2020
2			
3			

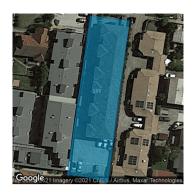
OR

**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:	28/05/2021 11:33









Property Type: Townhouse

(Single)

Agent Comments

**Indicative Selling Price** \$420,000 - \$460,000 **Median Unit Price** 

March quarter 2021: \$725,000

## Comparable Properties



6/2 Dundas St THORNBURY 3071 (REI/VG)

**4** 2

Price: \$437,500 Method: Auction Sale Date: 12/12/2020

Property Type: Apartment

Agent Comments

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.

Account - Collings Real Estate | P: 03 9486 2000



