Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |109/23-25 Clapham Street, Thornbury Vic 3071

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | |
|--|-----------|--|--|--|--|--|
| Single price | \$459,000 | | | | | |
| Median sale pri | ce | | | | | |

| Median price | \$685,000 | Pro | perty Type | Unit | | | Suburb | Thornbury |
|---------------|------------|-----|------------|------|----|-------|--------|-----------|
| Period - From | 01/01/2022 | to | 31/03/2022 | | Sc | ource | 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 sixmonths 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 | | |
| 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:

02/05/2022 14:00



COLLINGS Caleb Pikoulas 0420 747 920 caleb@collings.com.au



Property Type: Agent Comments Indicative Selling Price \$459,000 Median Unit Price March quarter 2022: \$685,000

Comparable Properties

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

propertydata



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