

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

10/39 Rossmoyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$340,000

 &

\$360,000

Median sale price

Median price

\$697,500

 Property Type

Unit

 Suburb

Thornbury

Period - From

01/10/2021

 to

31/12/2021

 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	8/4 Dundas St THORNBURY 3071	\$385,000	31/01/2022
2	16/6 Francis Gr THORNBURY 3071	\$365,000	28/02/2022
3	8/56 Ballantyne St THORNBURY 3071	\$365,000	29/01/2022

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:

30/03/2022 12:16



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$340,000 - \$360,000

Median Unit Price

December quarter 2021: \$697,500

Comparable Properties



8/4 Dundas St THORNBURY 3071 (VG)

Agent Comments

 1  -  -

Price: \$385,000

Method: Sale

Date: 31/01/2022

Property Type: Strata Flat - Single OYO Flat



16/6 Francis Gr THORNBURY 3071 (REI/VG)

Agent Comments

 1  1  1

Price: \$365,000

Method: Private Sale

Date: 28/02/2022

Property Type: Apartment



8/56 Ballantyne St THORNBURY 3071 (REI/VG) Agent Comments

 1  1  1

Price: \$365,000

Method: Private Sale

Date: 29/01/2022

Property Type: Unit