

# 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

1/44 Swift Street, 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 \$520,000 & \$570,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb Thornbury

Period - From 01/10/2024 to 31/12/2024 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	1/11 Christmas St NORTHCOTE 3070	\$550,000	05/02/2025
2	6/44 Swift St THORNBURY 3071	\$570,000	26/11/2024
3	1/42 Dundas St THORNBURY 3071	\$530,000	30/10/2024

**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:

19/03/2025 10:34



**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**1/11 Christmas St NORTHCOTE 3070 (REI)**

**Agent Comments**



**Price:** \$550,000

**Method:** Private Sale

**Date:** 05/02/2025

**Property Type:** Unit



**6/44 Swift St THORNBURY 3071 (VG)**

**Agent Comments**



**Price:** \$570,000

**Method:** Sale

**Date:** 26/11/2024

**Property Type:** Strata Flat - Single OYO Flat



**1/42 Dundas St THORNBURY 3071 (REI/VG)**

**Agent Comments**



**Price:** \$530,000

**Method:** Private Sale

**Date:** 30/10/2024

**Property Type:** Apartment

**Account - Mcgrath** | P: 03 9489 9422 | F: 03 9486 2614