

# 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

76 Raleigh 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 \$1,220,000 & \$1,300,000

### Median sale price

Median price \$1,435,000 Property Type House Suburb Thornbury

Period - From 03/10/2023 to 02/10/2024 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 | 41 Darebin Rd THORNBURY 3071     | \$1,345,000 | 21/09/2024   |
| 2 | 123 Ballantyne St THORNBURY 3071 | \$1,277,000 | 06/09/2024   |
| 3 | 11 Agnes St THORNBURY 3071       | \$1,300,000 | 21/09/2024   |

**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:

03/10/2024 15:56



**Property Type:**

Agent Comments

## Comparable Properties



41 Darebin Rd THORNBURY 3071 (REI)

Agent Comments



**Price:** \$1,345,000

**Method:**

**Date:** 21/09/2024

**Property Type:** House



123 Ballantyne St THORNBURY 3071 (REI)

Agent Comments



**Price:** \$1,277,000

**Method:**

**Date:** 06/09/2024

**Property Type:** House



11 Agnes St THORNBURY 3071 (REI)

Agent Comments



**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 21/09/2024

**Property Type:** House (Res)