

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

96 Smith Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,450,000 & \$1,520,000

Median sale price

Median price \$1,417,500 Property Type House Suburb Thornbury

Period - From 01/04/2024 to 30/06/2024 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 | 87 Smith St THORNBURY 3071 | \$1,435,000 | 16/03/2024 |
| 2 | 74 Keon St THORNBURY 3071 | \$1,514,444 | 08/08/2024 |
| 3 | 172 Smith St THORNBURY 3071 | \$1,500,000 | 02/08/2024 |

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:

28/08/2024 15:52



Rooms: 4

Property Type: House

Land Size: 416.873 sqm approx

Agent Comments

Comparable Properties



87 Smith St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,435,000

Method:

Date: 16/03/2024

Property Type: House



74 Keon St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,514,444

Method: Sold Before Auction

Date: 08/08/2024

Property Type: House (Res)



172 Smith St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 02/08/2024

Property Type: House (Res)