

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

183 Rossmoyne Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,300,000 & \$1,390,000

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	23 Shaftesbury Pde THORNBURY 3071	\$1,430,000	13/07/2024
2	87 Smith St THORNBURY 3071	\$1,435,000	16/03/2024
3	24 Hammond St THORNBURY 3071	\$1,367,000	17/04/2024

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:

31/07/2024 09:23



Property Type:

Agent Comments

Comparable Properties



23 Shaftesbury Pde THORNBURY 3071 (REI)

Agent Comments



Price: \$1,430,000

Method:

Date: 13/07/2024

Property Type: House



87 Smith St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,435,000

Method:

Date: 16/03/2024

Property Type: House



24 Hammond St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,367,000

Method: Sold Before Auction

Date: 17/04/2024

Property Type: House (Res)

Land Size: 463 sqm approx