

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

26/6 Francis Grove Thornbury VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$397,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

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 6 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

| | | |
|---------------------------------------|-----------|-----------|
| 1/113 Darebin Road Thornbury VIC 3071 | \$350,000 | 26-Feb-20 |
| 3/87A Clyde Street Thornbury VIC 3071 | \$350,000 | 09-Jan-20 |
| 9/42 Dundas Street Thornbury VIC 3071 | \$350,000 | 01-Mar-20 |

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 6 months.~~

This Statement of Information was prepared on: 24 April 2020

MOSS SALES

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E sales@mossea.com.au



1/113 Darebin Road Thornbury VIC 3071

Sold Price

\$350,000

Sold Date **26-Feb-20**

1 1 1

Distance **0.15km**



3/87A Clyde Street Thornbury VIC 3071

Sold Price

Sold Date **09-Jan-20**

1 1 1

Distance **0.48km**



9/42 Dundas Street Thornbury VIC 3071

Sold Price

Sold Date **01-Mar-20**

1 1 1

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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