

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

11/87A CLYDE STREET 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

\$280,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Thornbury

Period-from

01 Sep 2021

to

31 Aug 2022

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

9/90 HAROLD STREET THORNBURY VIC 3071	\$299,000	08-Jul-22
4/62 DUNDAS STREET THORNBURY VIC 3071	\$290,000	05-Aug-22
10/74 DUNDAS STREET THORNBURY VIC 3071	\$295,000	04-Apr-22

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: 03 September 2022

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**9/90 HAROLD STREET
THORNBURY VIC 3071**

1 1 1

Sold Price **\$299,000** Sold Date **08-Jul-22**

Distance **1.71km**

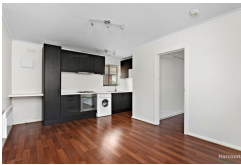


**4/62 DUNDAS STREET
THORNBURY VIC 3071**

1 1 1

Sold Price ^{RS} **\$290,000** Sold Date **05-Aug-22**

Distance **1.01km**



**10/74 DUNDAS STREET
THORNBURY VIC 3071**

1 1 1

Sold Price ^{RS} **\$295,000** Sold Date **04-Apr-22**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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