

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	3/18 Fyffe Street, Thornbury Vic 3071
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$620,000	&	\$680,000
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**Median sale price**

Median price	\$670,000	House		Unit	X	Suburb	Thornbury
Period - From	01/07/2018	to	30/09/2018	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	2/37 Woolton Av THORNBURY 3071	\$670,000	22/09/2018
2	3/42 Garnet St PRESTON 3072	\$645,000	14/07/2018
3	4/13 Strettle St THORNBURY 3071	\$615,000	15/09/2018

**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.



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**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$620,000 - \$680,000  
**Median Unit Price**  
September quarter 2018: \$670,000

## Comparable Properties



2/37 Woolton Av THORNBURY 3071 (REI)

**Agent Comments**

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**Price:** \$670,000  
**Method:** Sold Before Auction  
**Date:** 22/09/2018  
**Rooms:** -  
**Property Type:** Unit



3/42 Garnet St PRESTON 3072 (REI/VG)

**Agent Comments**

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**Price:** \$645,000  
**Method:** Auction Sale  
**Date:** 14/07/2018  
**Rooms:** -  
**Property Type:** Unit



4/13 Strettle St THORNBURY 3071 (REI)

**Agent Comments**

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**Price:** \$615,000  
**Method:** Auction Sale  
**Date:** 15/09/2018  
**Rooms:** -  
**Property Type:** Villa