

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 1/22 Clarendon Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,328,000 & \$1,460,800

Median sale price

Median price \$562,500 Property Type Unit Suburb Thornbury

Period - From 25/10/2018 to 24/10/2019 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	2/2a Murray St THORBURY 3071	\$1,177,500	14/09/2019
2	33 Clapham St THORBURY 3071	\$1,125,000	14/09/2019
3	1/80 Clyde St THORBURY 3071	\$1,085,000	07/08/2019

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: 25/10/2019 09:41