

## 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

384 St Georges Road, Thornbury Vic 3071

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

Range between

\$1,050,000

&amp;

\$1,150,000

**Median sale price**

Median price

\$1,234,500

House

X

Unit

Suburb

Thornbury

Period - From

01/10/2017

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	10 Hobson St THORNBURY 3071	\$1,150,000	02/06/2018
2	33 St Georges Rd PRESTON 3072	\$1,150,000	09/05/2018
3	40 Woolhouse St NORTHCOTE 3070	\$1,135,000	05/05/2018

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.



3   
 1   
 2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 477 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
**Median House Price**  
 Year ending September 2018: \$1,234,500

## Comparable Properties



**10 Hobson St THORNBURY 3071 (REI/VG)**

Agent Comments

3   
 1   
 2

**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 02/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 457 sqm approx



**33 St Georges Rd PRESTON 3072 (VG)**

Agent Comments

2   
 -   
 -

**Price:** \$1,150,000  
**Method:** Sale  
**Date:** 09/05/2018  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 444 sqm approx



**40 Woolhouse St NORTHCOTE 3070 (REI/VG)**

Agent Comments

3   
 1   
 1

**Price:** \$1,135,000  
**Method:** Auction Sale  
**Date:** 05/05/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 381 sqm approx