

## 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

679-685 HIGH STREET THORNBURY VIC 3071

### Indicative selling price

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

Single Price

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Sep 2023

to

31 Aug 2024

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

3/85 HUTTON STREET THORNBURY VIC 3071	\$440,000	22-Jun-24
3/57 PENDER STREET THORNBURY VIC 3071	\$445,000	14-Jun-24
306/1 HIGH STREET PRESTON VIC 3072	\$400,000	31-May-24

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: 18 September 2024



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**3/85 HUTTON STREET  
THORNBURY VIC 3071**

1 1 1

Sold Price **\$440,000** Sold Date **22-Jun-24**

Distance **0.78km**



**3/57 PENDER STREET  
THORNBURY VIC 3071**

1 1 1

Sold Price **\$445,000** Sold Date **14-Jun-24**

Distance **0.97km**



**306/1 HIGH STREET PRESTON VIC  
3072**

1 1 1

Sold Price **\$400,000** Sold Date **31-May-24**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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