

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

2/104 KEON 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

or range
between

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Feb 2023

to

31 Jan 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

2/137 HUTTON STREET THORNBURY VIC 3071	\$610,000	08-Sep-23
3/427-435 GILBERT ROAD PRESTON VIC 3072	\$610,000	21-Dec-23
4/5 GRAMPIAN STREET PRESTON VIC 3072	\$635,000	07-Oct-23

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: 12 February 2024


**2/137 HUTTON STREET
THORNBURY VIC 3071**

 2
  1
  -

Sold Price **\$610,000** Sold Date **08-Sep-23**

Distance **0.44km**


**3/427-435 GILBERT ROAD
PRESTON VIC 3072**

 2
  1
  1

Sold Price ^{RS} **\$610,000** ^{UN} Sold Date **21-Dec-23**

Distance **1.83km**


**4/5 GRAMPIAN STREET PRESTON
VIC 3072**

 2
  1
  1

Sold Price **\$635,000** Sold Date **07-Oct-23**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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