

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

4/99 Ballantyne Street, Thornbury Vic 3071

Indicative selling price

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

Single price \$400,000

Median sale price

Median price \$489,999

Property Type Unit

Suburb Thornbury

Period - From 09/07/2024

to 08/07/2025

Source Property Data

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	6/99 Ballantyne St THORNBURY 3071	\$411,500	01/07/2025
2	8/30 Kemp St THORNBURY 3071	\$415,990	15/04/2025
3			

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:

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Indicative Selling Price
\$400,000

Median Unit Price

09/07/2024 - 08/07/2025: \$489,999



1 1 1

Property Type: Apartment
Agent Comments

Comparable Properties



6/99 Ballantyne St THORNBURY 3071 (REI)

Agent Comments

1 1 1

Price: \$411,500
Method: Private Sale
Date: 01/07/2025
Property Type: Apartment



8/30 Kemp St THORNBURY 3071 (REI/VG)

Agent Comments

1 1 1

Price: \$415,990
Method: Private Sale
Date: 15/04/2025
Property Type: Apartment

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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