## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	4/101 Smith Street, Thornbury Vic 3071
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$540,000	&	\$560,000
-------------------------	---	-----------

### Median sale price

Median price	\$543,700	Pro	perty Type	Unit		Suburb	Thornbury
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	1/86 Flinders St THORNBURY 3071	\$560,000	24/05/2025
2	1/11 Christmas St NORTHCOTE 3070	\$550,000	05/02/2025
3	1/73 Flinders St THORNBURY 3071	\$550,000	03/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/06/2025 14:14
--	------------------





Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

**Indicative Selling Price** \$540,000 - \$560,000 **Median Unit Price** March quarter 2025: \$543,700



**Property Type: Agent Comments** 

# Comparable Properties



1/86 Flinders St THORNBURY 3071 (REI)

**Agent Comments** 

Price: \$560,000 Method: Auction Sale Date: 24/05/2025

Property Type: Apartment



1/11 Christmas St NORTHCOTE 3070 (REI/VG)

2

Agent Comments

**Agent Comments** 

Price: \$550,000 Method: Private Sale Date: 05/02/2025 Property Type: Unit



1/73 Flinders St THORNBURY 3071 (REI/VG)

Price: \$550,000 Method: Private Sale Date: 03/02/2025

Property Type: Unit

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.