

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

10/33 WOOLTON AVENUE 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

\$335,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Nov 2023

to

31 Oct 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

6/133 SMITH STREET THORNBURY VIC 3071	\$345,000	31-Oct-24
1/158 SEPARATION STREET NORTHCOTE VIC 3070	\$350,000	27-Jun-24
3/74 DUNDAS STREET THORNBURY VIC 3071	\$350,000	03-Oct-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.~~

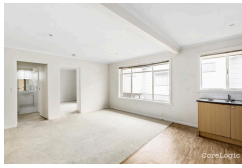
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Peter Hess

M 0413003140

E peterh@hessrealestate.com.au



**6/133 SMITH STREET THORNBURY
VIC 3071**

1 1 1

Sold Price

^{RS} **\$345,000** Sold Date **31-Oct-24**

Distance **0.72km**



**1/158 SEPARATION STREET
NORTHCOTE VIC 3070**

1 1 1

Sold Price

^{RS} **\$350,000** Sold Date **27-Jun-24**

Distance **1.42km**



**3/74 DUNDAS STREET
THORNBURY VIC 3071**

1 1 1

Sold Price

^{RS} **\$350,000** Sold Date **03-Oct-24**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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