

# 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

8/54 Pender Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$369,000

### Median sale price

Median price

\$461,500

Property Type

Unit

Suburb

Thornbury

Period - From

13/09/2022

to

12/09/2023

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	Price	Date of sale
1	8/70 Collins St THORNBURY 3071	\$391,000	01/07/2023
2	4/130 Rossmoyne St THORNBURY 3071	\$370,000	24/07/2023
3	14/87a Clyde St THORNBURY 3071	\$355,000	17/05/2023

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:

13/09/2023 16:16



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**8/70 Collins St THORNBURY 3071 (REI/VG)**

Agent Comments



**Price:** \$391,000

**Method:** Auction Sale

**Date:** 01/07/2023

**Property Type:** Apartment



**4/130 Rossmoyne St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$370,000

**Method:** Private Sale

**Date:** 24/07/2023

**Property Type:** Apartment

**14/87a Clyde St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$355,000

**Method:** Private Sale

**Date:** 17/05/2023

**Property Type:** Unit