

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

24 Pender Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,517,000

Property Type House

Suburb Thornbury

Period - From 01/07/2021

to

30/09/2021

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	24 Rossmoyne St THORNBURY 3071	\$1,520,000	06/11/2021
2	160 Raleigh St THORNBURY 3071	\$1,475,000	08/11/2021
3	108 Beaconsfield Pde NORTHCOTE 3070	\$1,380,000	27/10/2021

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:

12/11/2021 11:16



2 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

September quarter 2021: \$1,517,000

Comparable Properties



24 Rossmoyne St THORNBURY 3071 (REI)

Agent Comments

3 1 -

Price: \$1,520,000

Method: Auction Sale

Date: 06/11/2021

Property Type: House



160 Raleigh St THORNBURY 3071 (REI)

Agent Comments

3 1 2

Price: \$1,475,000

Method: Auction Sale

Date: 08/11/2021

Property Type: House



108 Beaconsfield Pde NORTHCOTE 3070 (REI) **Agent Comments**

2 1 -

Price: \$1,380,000

Method: Sold Before Auction

Date: 27/10/2021

Property Type: House (Res)