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

2/77 Pender Street, Thornbury Vic 3071

Indicative selling price

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

Range between | $495,000 | & | $540,000

Median sale price

| Median price | $668,000 | Property Type | Unit | Suburb | Thornbury |

| Period - From | 06/09/2021 | to | 05/09/2022 | 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	3/11 Christmas St NORTHCOTE 3070	$575,000	30/07/2022
2	13/2 Dundas St THORNBURY 3071	$535,000	12/04/2022
3	402/54 High St PRESTON 3072	$498,000	21/06/2022

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.~~

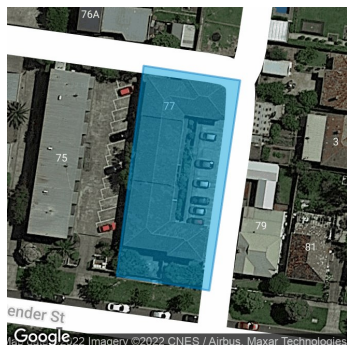This Statement of Information was prepared on: 06/09/2022 10:31

CONSUMER AFFAIRS VICTORIA

2/77 Pender Street, Thornbury Vic 3071

Indicative Selling Price
$495,000 - $540,000
Median Unit Price
06/09/2021 - 05/09/2022: $668,000

| 🛏 2 | 🛁 1 | 🚗 1 |

Rooms: 3
Property Type: Apartment

Agent Comments

Comparable Properties

3/11 Christmas St NORTHCOTE 3070 (REI)

| 🛏 2 | 🛁 1 | 🚗 1 |

Price: $575,000
Method: Auction Sale
Date: 30/07/2022
Property Type: Unit

Agent Comments

13/2 Dundas St THORNBURY 3071 (REI)

| 🛏 2 | 🛁 1 | 🚗 1 |

Price: $535,000
Method: Private Sale
Date: 12/04/2022
Property Type: Apartment

Agent Comments

402/54 High St PRESTON 3072 (REI)

| 🛏 2 | 🛁 1 | 🚗 1 |

Price: $498,000
Method: Private Sale
Date: 21/06/2022
Property Type: Apartment

Agent Comments

Account - Love & Co