

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

12/18 Pender Street, Thornbury Vic 3071

Indicative selling price

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

Single price \$270,000

Median sale price

Median price \$554,000

House

Unit

X

Suburb

Thornbury

Period - From 01/07/2016

to

30/06/2017

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	4/110 Ballantyne St THORNBURY 3071	\$280,000	03/03/2017
2	6/89 Ballantyne St THORNBURY 3071	\$280,000	01/05/2017
3	2/60 Strettle St THORNBURY 3071	\$270,000	10/06/2017

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.~~

12/18 Pender Street, Thornbury Vic 3071



Robert CATTANACH

9480 2288

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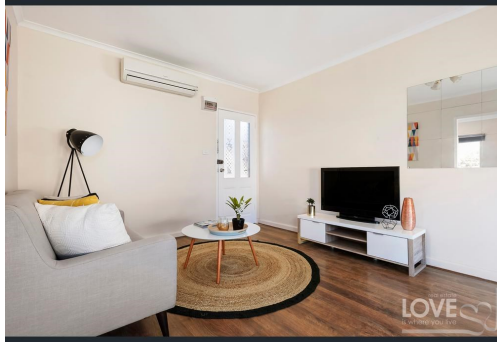
robert.c@lovere.com.au

Indicative Selling Price

\$270,000

Median Unit Price

Year ending June 2017: \$554,000



Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 1127.933 sqm approx

Agent Comments

Comparable Properties



4/110 Ballantyne St THORNBURY 3071 (REI)

Agent Comments



Price: \$280,000

Method: Private Sale

Date: 03/03/2017

Rooms: 2

Property Type: Apartment



6/89 Ballantyne St THORNBURY 3071 (REI)

Agent Comments



Price: \$280,000

Method: Private Sale

Date: 01/05/2017

Rooms: -

Property Type: Unit



2/60 Strettle St THORNBURY 3071 (REI)

Agent Comments



Price: \$270,000

Method: Private Sale

Date: 10/06/2017

Rooms: 2

Property Type: Apartment