

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	12/18 Pender Street, Thornbury Vic 3071
Including suburb and	
postcode	

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	Hou	se	Unit	Х	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

	are on the same property		2000 01 0010
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.

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Price

Date of sale

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Indicative Selling Price \$270,000 Median Unit Price

Year ending June 2017: \$554,000



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Rooms: Property Type:

Flat/Unit/Apartment (Res)

Land Size: 1127.933 sqm approx

Agent Comments

Comparable Properties



4/110 Ballantyne St THORNBURY 3071 (REI)

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Price: \$280,000 **Method:** Private Sale **Date:** 03/03/2017

Rooms: 2

Property Type: Apartment

Agent Comments



6/89 Ballantyne St THORNBURY 3071 (REI)







Price: \$280,000 Method: Private Sale Date: 01/05/2017 Rooms: -

Property Type: Unit

Agent Comments



2/60 Strettle St THORNBURY 3071 (REI)

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Price: \$270,000 **Method:** Private Sale **Date:** 10/06/2017

Rooms: 2

Property Type: Apartment

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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