

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

8/18 Pender Street Thornbury VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$309,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Thornbury

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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 6 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

3/18 Pender Street Thornbury VIC 3071	\$284,314	31-Jul-21
7/14 Hutton Street Thornbury VIC 3071	\$320,000	15-Oct-21
3/176 St Georges Road Northcote VIC 3070	\$305,000	16-Oct-21

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 6 months.~~

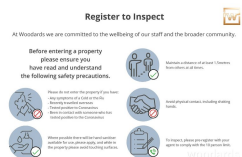
This Statement of Information was prepared on: 22 December 2021



Sold Price **\$284,314** Sold Date **31-Jul-21**

 1 1 1

Distance -



Sold Price **\$320,000** Sold Date **15-Oct-21**

 1 1 1

Distance 0.37km



Sold Price **\$305,000** Sold Date **16-Oct-21**

 1 1 1

Distance 1.69km

RS = Recent sale UN = Undisclosed Sale

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