

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

79 Pender Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,100,000

&

\$1,175,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Thornbury

Period - From 01/07/2020

to

30/09/2020

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	8 Raleigh St THORBURY 3071	\$1,275,000	01/08/2020
2	30a Clifton St NORTHCOTE 3070	\$1,170,000	25/07/2020
3	102a Collins St THORBURY 3071	\$1,125,500	04/07/2020

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:

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Indicative Selling Price

\$1,100,000 - \$1,175,000

Median House Price

September quarter 2020: \$1,200,000



3 1 1

Property Type: House

Land Size: 330 sqm approx

Agent Comments

Comparable Properties



8 Raleigh St THORNBURY 3071 (REI)

Agent Comments

3 1 -

Price: \$1,275,000

Method: Auction Sale

Date: 01/08/2020

Property Type: House (Res)



30a Clifton St NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,170,000

Method: Private Sale

Date: 25/07/2020

Property Type: House



102a Collins St THORNBURY 3071 (REI)

Agent Comments

3 1 1

Price: \$1,125,500

Method: Auction Sale

Date: 04/07/2020

Rooms: 4

Property Type: House (Res)

Land Size: 530 sqm approx