

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

1/128 Dundas Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$739,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Thornbury

Period - From

01/04/2019

to

30/06/2019

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	5/139 Normanby Av, Thornbury, Vic 3071, Australia	\$720,000	05/09/2019
2	21 Newcastle St THORNBURY 3071	\$750,000	12/04/2019
3	3/34 Bailey Av PRESTON 3072	\$700,000	29/07/2019

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:

06/10/2019 17:16



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

5/139 Normanby Av, Thornbury, Vic 3071, Australia (REI)

Agent Comments

2 2 1

Price: \$720,000

Method:

Date: 05/09/2019

Property Type: Townhouse (Single)

2I Newcastle St THORNBURY 3071 (REI/VG)

Agent Comments

2 2 1

Price: \$750,000

Method: Private Sale

Date: 12/04/2019

Property Type: Townhouse (Single)

Land Size: 769 sqm approx



3/34 Bailey Av PRESTON 3072 (REI)

Agent Comments

2 1 1

Price: \$700,000

Method: Sold Before Auction

Date: 29/07/2019

Property Type: Townhouse (Res)