Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	1/128 Dundas 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 \$739,000

Median sale price

Median price \$615,000) Pro	operty Type	Jnit	Suburb	Thornbury
Period - From 01/04/20)19 to	30/06/2019	So	urce 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

Aut	areas or comparable property	1 1100	Date of Sale
1	5/139 Normanby Av, Thornbury, Vic 3071, Australia	\$720,000	05/09/2019
2	2I 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



Date of sale



Christian Gravias 9486 2000 0424 647 353 cg@collings.com.au

Indicative Selling Price \$739,000 **Median Unit Price** June quarter 2019: \$615,000





Agent Comments

Comparable Properties

5/139 Normanby Av, Thornbury, Vic 3071,

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Price: \$720,000 Method:

Date: 05/09/2019

Property Type: Townhouse (Single)

Australia (REI)

Agent Comments

Agent Comments

Agent Comments

2I Newcastle St THORNBURY 3071 (REI/VG)

— 2

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)

-- 2

Price: \$700,000

Method: Sold Before Auction

Date: 29/07/2019

Property Type: Townhouse (Res)

Account - Collings Real Estate | P: 03 9486 2000





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.