

# 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

2/53a Pender Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$815,000

### Median sale price\*

Median price

Property Type

Suburb

Thornbury

Period - From

to

Source

### 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 | 20d Jones St THORNBURY 3071    | \$873,000 | 14/12/2019   |
| 2 | 2m Newcastle St THORNBURY 3071 | \$807,500 | 26/12/2019   |
| 3 | 4/9 Jones St THORNBURY 3071    | \$730,000 | 09/11/2019   |

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:

04/02/2020 12:11

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Property Type:** House (Res)  
Agent Comments

**Indicative Selling Price**  
\$815,000  
**No median price available**

## Comparable Properties



**20d Jones St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$873,000  
**Method:** Auction Sale  
**Date:** 14/12/2019  
**Property Type:** Townhouse (Res)



**2m Newcastle St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$807,500  
**Method:** Private Sale  
**Date:** 26/12/2019  
**Property Type:** Townhouse (Single)



**4/9 Jones St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$730,000  
**Method:** Auction Sale  
**Date:** 09/11/2019  
**Property Type:** Townhouse (Res)