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

5/20 Kemp Street, Thornbury Vic 3071

Indicative selling price

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

Single price | $345,000

Median sale price

| Median price | $519,000 | Property Type | Unit | Suburb | Thornbury |
| Period - From | 26/03/2023 | to | 25/03/2024 | 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	16/74 Dundas St THORNBURY 3071	$335,000	05/03/2024
2	9/66 Dundas St THORNBURY 3071	$329,500	07/02/2024
3	6/33 Woolton Av THORNBURY 3071	$326,500	02/03/2024

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: | 26/03/2024 19:01

CONSUMER AFFAIRS VICTORIA

THE BISI AGENT

John Bisignano
03 9489 1030
0413 067 916
john.bisignano@thebisiagent.com.au

Indicative Selling Price
$345,000
Median Unit Price
26/03/2023 - 25/03/2024: $519,000

🛏 1   🛁 1   🚗 1

Property Type: Apartment
Agent Comments

Comparable Properties

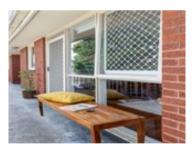**16/74 Dundas St THORNBURY 3071 (REI)**

🛏 1   🛁 1   🚗 1

Price: $335,000
Method: Sold Before Auction
Date: 05/03/2024
Property Type: Apartment

Agent Comments

9/66 Dundas St THORNBURY 3071 (REI/VG)

🛏 1   🛁 1   🚗 1

Price: $329,500
Method: Private Sale
Date: 07/02/2024
Property Type: Apartment

Agent Comments

6/33 Woolton Av THORNBURY 3071 (REI)

🛏 1   🛁 1   🚗 1

Price: $326,500
Method: Auction Sale
Date: 02/03/2024
Property Type: Unit

Agent Comments

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055

REIV THE DIFFERENCE

propertydata.com.au