

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

2/73 Pender Street Thornbury VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

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 6 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

4/22 Newcastle Street Preston VIC 3072	\$680,000	14-Mar-20
8/65 Newcastle Street Preston VIC 3072	\$635,000	19-Oct-19
5/267 Rossmoyne Street Thornbury VIC 3071	\$625,000	26-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 20 April 2020



4/22 Newcastle Street Preston VIC 3072

Sold Price

^{RS} **\$680,000**

Sold Date

14-Mar-20

 2  1  2

Distance

0.36km



8/65 Newcastle Street Preston VIC 3072

Sold Price

\$635,000

Sold Date

19-Oct-19

 2  1  1

Distance

0.84km



5/267 Rossmoyne Street Thornbury VIC 3071

Sold Price

\$625,000

Sold Date

26-Oct-19

 2  1  1

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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