

# 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

3/85 St David 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)

Range between \$450,000 & \$480,000

### Median sale price

Median price \$543,000 Property Type Unit Suburb Thornbury

Period - From 01/07/2019 to 30/09/2019 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 | 15/25-27 Martin St THORNBURY 3071 | \$486,000 | 03/08/2019   |
| 2 | 4/107 Flinders St THORNBURY 3071  | \$510,000 | 05/10/2019   |
| 3 | 8/14 Kemp St THORNBURY 3071       | \$480,000 | 26/06/2019   |

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:

26/10/2019 16:34



 2    1    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$450,000 - \$480,000

**Median Unit Price**

September quarter 2019: \$543,000

## Comparable Properties



**15/25-27 Martin St THORNBURY 3071 (REI)**

Agent Comments

 2    1    1

**Price:** \$486,000

**Method:** Auction Sale

**Date:** 03/08/2019

**Property Type:** Apartment



**4/107 Flinders St THORNBURY 3071 (REI)**

Agent Comments

 2    1    1

**Price:** \$510,000

**Method:** Auction Sale

**Date:** 05/10/2019

**Property Type:** Apartment



**8/14 Kemp St THORNBURY 3071 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 26/06/2019

**Rooms:** 4

**Property Type:** Unit