

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

9/42 Dundas 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$553,750

Property type

Unit

Suburb

Thornbury

Period-from

01 Feb 2019

to

31 Jan 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

1/101 St David Street Thornbury VIC 3071	\$340,000	22-Oct-18
5/2 Dundas Street Thornbury VIC 3071	\$436,000	16-Nov-19
1/74 Dundas Street Thornbury VIC 3071	\$355,000	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.~~

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1/101 St David Street Thornbury VIC 3071 Sold Price **\$340,000** Sold Date **22-Oct-18**

1 1 1

Distance **0.26km**



5/2 Dundas Street Thornbury VIC 3071 Sold Price **\$436,000** Sold Date **16-Nov-19**

2 1 1

Distance **0.29km**



1/74 Dundas Street Thornbury VIC 3071 Sold Price ^{RS} **\$355,000** Sold Date **26-Oct-19**

1 1 1

Distance **0.35km**

RS = Recent sale **UN** = Undisclosed Sale

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