

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

5/109 FLINDERS 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Jun 2021

to

31 May 2022

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

10/109 FLINDERS STREET THORNBURY VIC 3071	\$687,000	19-Mar-22
9/32 DUNDAS STREET THORNBURY VIC 3071	\$650,000	23-May-22
1/55 PENDER STREET THORNBURY VIC 3071	\$714,000	06-Mar-22

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: 28 June 2022



10/109 FLINDERS STREET THORNBURY VIC 3071

2 1 2

Sold Price **\$687,000** Sold Date **19-Mar-22**

Distance -

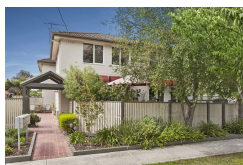


9/32 DUNDAS STREET THORNBURY VIC 3071

2 1 1

Sold Price ^{RS} **\$650,000** ^{UN} Sold Date **23-May-22**

Distance **0.7km**



1/55 PENDER STREET THORNBURY VIC 3071

2 1 1

Sold Price **\$714,000** Sold Date **06-Mar-22**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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