

# 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

12/56 Pender 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 \$295,000 & \$324,000

### Median sale price

Median price \$535,000 Property Type Unit Suburb Thornbury

Period - From 20/10/2021 to 19/10/2022 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	5/9 Kemp St THORNBURY 3071	\$355,000	05/05/2022
2	149 Dundas St PRESTON 3072	\$315,000	01/08/2022
3	12/1 Collins St THORNBURY 3071	\$309,000	26/07/2022

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:

20/10/2022 12:00

12/56 Pender Street, Thornbury Vic 3071

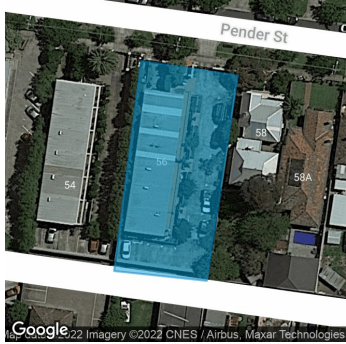
LOVE & CO

Paul Spirli  
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**Indicative Selling Price**  
\$295,000 - \$324,000

**Median Unit Price**

20/10/2021 - 19/10/2022: \$535,000



1 bed 1 bath 1 car

**Property Type:** Apartment

Agent Comments

## Comparable Properties



5/9 Kemp St THORNBURY 3071 (REI)

Agent Comments

1 bed 1 bath 1 car

**Price:** \$355,000

**Method:** Private Sale

**Date:** 05/05/2022

**Property Type:** Unit

149 Dundas St PRESTON 3072 (REI)

Agent Comments

1 bed 1 bath 1 car

**Price:** \$315,000

**Method:** Private Sale

**Date:** 01/08/2022

**Property Type:** Apartment



12/1 Collins St THORNBURY 3071 (REI)

Agent Comments

1 bed 1 bath 1 car

**Price:** \$309,000

**Method:** Private Sale

**Date:** 26/07/2022

**Property Type:** Apartment

Account - Love & Co



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