## 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	10/46 Clarendon Street, Thornbury Vic 3071
Including suburb and	·
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$529,500

### Median sale price

Median price	\$530,000	Pro	perty Type	Jnit		Suburb	Thornbury
Period - From	05/03/2024	to	04/03/2025		Source	Property	/ Data

## 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

Add	dress of comparable property	Price	Date of sale
1	6/16 Kemp St THORNBURY 3071	\$547,500	29/01/2025
2	5//16 Kemp St THORNBURY 3071	\$530,000	30/09/2024
3	18/116 Arthurton Rd NORTHCOTE 3070	\$545,000	22/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/03/2025 13:30





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> **Indicative Selling Price** \$529,500 **Median Unit Price** 05/03/2024 - 04/03/2025: \$530,000



Property Type: Apartment **Agent Comments** 

# Comparable Properties



6/16 Kemp St THORNBURY 3071 (REI)

Price: \$547,500 Method:

Date: 29/01/2025

Property Type: Apartment

**Agent Comments** 



5//16 Kemp St THORNBURY 3071 (REI)

Price: \$530,000 Method:

Date: 30/09/2024

Property Type: Apartment





**Agent Comments** 

18/116 Arthurton Rd NORTHCOTE 3070 (REI)







Price: \$545,000 Method: Auction Sale Date: 22/02/2025 Property Type: Unit

**Agent Comments** 

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055





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