

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

6/30 KEMP 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

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Oct 2023

to

30 Sep 2024

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

2/11 KEMP STREET THORNBURY VIC 3071	\$495,000	01-Aug-24
6/14 SMITH STREET THORNBURY VIC 3071	\$515,000	31-Aug-24
5/16-18 KEMP STREET THORNBURY VIC 3071	\$530,000	26-Sep-24

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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**2/11 KEMP STREET THORNBURY
VIC 3071**

2 1 1

Sold Price **\$495,000** Sold Date **01-Aug-24**

Distance **0.13km**



**6/14 SMITH STREET THORNBURY
VIC 3071**

2 1 1

Sold Price ^{RS} **\$515,000** Sold Date **31-Aug-24**

Distance **0.65km**



**5/16-18 KEMP STREET THORNBURY
VIC 3071**

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **26-Sep-24**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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