

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

102/105 Dundas Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$627,500 Property Type Unit Suburb Thornbury

Period - From 01/01/2024 to 31/03/2024 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	104/425 Plenty Rd PRESTON 3072	\$620,000	18/03/2024
2	5/85 Hutton St THORNBURY 3071	\$612,000	18/04/2024
3	102/636 High St THORNBURY 3071	\$555,000	26/04/2024

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:

11/06/2024 11:25

Eric Brown
9480 2288
0474 870 856
eric.b@lovere.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$550,000 - \$590,000
Median Unit Price
March quarter 2024: \$627,500

Comparable Properties



104/425 Plenty Rd PRESTON 3072 (REI)

Agent Comments

2 2 1

Price: \$620,000

Method: Expression of Interest

Date: 18/03/2024

Property Type: Apartment



5/85 Hutton St THORNBURY 3071 (REI)

Agent Comments

2 2 1

Price: \$612,000

Method: Private Sale

Date: 18/04/2024

Property Type: Apartment

Land Size: 95 sqm approx



102/636 High St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$555,000

Method: Private Sale

Date: 26/04/2024

Property Type: Apartment

Land Size: 90.90 sqm approx

Account - Love & Co