

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

6/5 Kemp Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Thornbury

Period - From

01/04/2023

to

30/06/2023

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	7/7 Smith St THORNBURY 3071	\$348,000	17/06/2023
2	16/33 Woolton Av THORNBURY 3071	\$342,500	03/05/2023
3	12/2 Dundas St THORNBURY 3071	\$330,000	29/03/2023

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:

17/08/2023 10:29

6/5 Kemp Street, Thornbury Vic 3071



Kristian Pithie
9403 9300
0423 294 253

kristianpithie@jellisrcraig.com.au

Indicative Selling Price

\$350,000

Median Unit Price

June quarter 2023: \$670,000



1 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties

7/7 Smith St THORNBURY 3071 (REI)

Agent Comments

1 1 1

Price: \$348,000

Method: Auction Sale

Date: 17/06/2023

Property Type: Apartment



16/33 Woolton Av THORNBURY 3071 (REI/VG)

Agent Comments

1 1 1

Price: \$342,500

Method: Private Sale

Date: 03/05/2023

Property Type: Apartment



12/2 Dundas St THORNBURY 3071 (REI/VG)

Agent Comments

1 1 1

Price: \$330,000

Method: Private Sale

Date: 29/03/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 9403 9300



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