

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

4/8 Murray Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$350,000 & \$370,000

Median sale price*

Median price \$562,500

Property Type Unit

Suburb Thornbury

Period - From 08/01/2020

to 08/07/2020

Source RP 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	Price	Date of sale
1	8/20 Kemp St THORNBURY 3071	\$375,000	13/06/2020
2	601/2-10 Plenty Rd PRESTON 3072	\$350,500	03/03/2020
3	9/42 Dundas St THORNBURY 3071	\$350,000	02/03/2020

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:

08/07/2020 13:35

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Indicative Selling Price

\$350,000 - \$370,000

Median Unit Price *

08/01/2020 - 08/07/2020: \$562,500

* Agent calculated median



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



8/20 Kemp St THORNBURY 3071 (REI)

Agent Comments

1 1 1

Price: \$375,000

Method: Auction Sale

Date: 13/06/2020

Property Type: Unit

601/2-10 Plenty Rd PRESTON 3072 (REI/VG)

Agent Comments

1 1 1

Price: \$350,500

Method: Sold Before Auction

Date: 03/03/2020

Property Type: Apartment



9/42 Dundas St THORNBURY 3071 (REI/VG)

Agent Comments

1 1 1

Price: \$350,000

Method: Private Sale

Date: 02/03/2020

Rooms: 2

Property Type: Apartment