

# 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

12/87a Clyde Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$379,500

### Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Thornbury

Period - From

19/04/2024

to

18/04/2025

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	Price	Date of sale
1	17/5 Kemp St THORNBURY 3071	\$375,000	18/03/2025
2	12/25 Kemp St THORNBURY 3071	\$375,000	26/02/2025
3	12/30 Strettle St THORNBURY 3071	\$369,500	11/04/2025

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:

19/04/2025 15:45

12/87a Clyde Street, Thornbury Vic 3071



John Bisignano

03 9489 1030

0413 067 916

john.bisignano@thebisiagent.com.au

**Indicative Selling Price**

\$379,500

**Median Unit Price**

19/04/2024 - 18/04/2025: \$530,000



1 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**17/5 Kemp St THORNBURY 3071 (REI)**

Agent Comments

1 1 1

**Price:** \$375,000

**Method:**

**Date:** 18/03/2025

**Property Type:** Apartment



**12/25 Kemp St THORNBURY 3071 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$375,000

**Method:** Private Sale

**Date:** 26/02/2025

**Property Type:** Apartment



**12/30 Strettle St THORNBURY 3071 (REI)**

Agent Comments

1 1 1

**Price:** \$369,500

**Method:** Private Sale

**Date:** 11/04/2025

**Property Type:** Apartment

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



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