



**Rooms:**  
**Property Type:** Apartment  
**Land Size:**

**Agent Comments**

Completely transformed to the most exacting architectural standards, lavished with highest quality finishes and an extravagant care to every detail - all with immediate access to trams, trains and Thornbury's renowned lifestyle offerings.

**Indicative Selling Price**

\$370,000 - \$407,000

**Median Unit Price**

March quarter 2017: \$636,500

## Comparable Properties



**206/43-65 High St PRESTON 3072 (REI)**

**Agent Comments**



**Price:** \$354,000  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:**



**5/70 Collins St THORNBURY 3071 (REI)**

**Agent Comments**



**Price:** \$401,000  
**Method:** Auction Sale  
**Date:** 17/12/2016  
**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:**



**3/57 Pender St THORNBURY 3071 (REI)**

**Agent Comments**



**Price:** \$383,000  
**Method:** Auction Sale  
**Date:** 19/11/2016  
**Rooms:** -  
**Property Type:** Apartment  
**Land Size:**

## 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

4/37 Collins Street, Thornbury Vic 3071

#### Indicative selling price

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

Range between \$370,000 & \$407,000

#### Median sale price

Median price \$636,500

Unit X

Suburb Thornbury

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

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
206/43-65 High St PRESTON 3072	\$354,000	25/03/2017
5/70 Collins St THORNBURY 3071	\$401,000	17/12/2016
3/57 Pender St THORNBURY 3071	\$383,000	19/11/2016