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  1

Rooms:**Property Type:** Apartment**Agent Comments**

Securely positioned behind a gate, this first floor apartment set in a refurbished block is an excellent lifestyle acquisition. Envision weekends spent walking around the scenic Merri Creek Trail and dining in High Street.

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

March quarter 2017: \$636,500

Comparable Properties

**1/13 Mansfield St THORNBURY 3071 (REI)**

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Price: \$525,500**Method:** Auction Sale**Date:** 11/02/2017**Rooms:** -**Property Type:** Apartment**Agent Comments**

Similar refurbished block. Featured a courtyard although it was on a licence agreement.

**6/10 Dundas St THORNBURY 3071 (REI)**

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  1

Price: \$493,000**Method:** Auction Sale**Date:** 03/06/2017**Rooms:** -**Property Type:** Apartment**Agent Comments**

Within an older block of apartments

**3/110 Normanby Av THORNBURY 3071 (REI)**

 2
  2
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Price: \$490,000**Method:** Auction Sale**Date:** 25/02/2017**Rooms:** -**Property Type:** Apartment**Agent Comments**

Close comparison although on a busy main road

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

5/44 Keon Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$480,000

&

\$520,000

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
1/13 Mansfield St THORNBURY 3071	\$525,500	11/02/2017
6/10 Dundas St THORNBURY 3071	\$493,000	03/06/2017
3/110 Normanby Av THORNBURY 3071	\$490,000	25/02/2017