

9/24 Dundas Street, Thornbury Vic 3071



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$620,000 - \$650,000

Median House Price

Year ending March 2022: \$690,000

Comparable Properties



14/37 Woolton Avenue, Thornbury 3071 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$635,000

Method: Auction Sale

Date: 26/02/2022

Property Type: Apartment

Agent Comments: Modern two bedroom apartment. Separate laundry, carapace and storage cage. Comparable accommodation.



4/137-139 Flinders Street, Thornbury 3071 (REI)

2 Bed 1 Bath 1 Car

Price: \$610,000

Method: Private Sale

Date: 28/04/2022

Property Type: Apartment

Agent Comments: Modern apartment over two levels, inferior finishes, separate storage cage and car space.



408/636 High Street, Thornbury 3071 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$602,500

Method: Private Sale

Date: 25/02/2022

Property Type: Apartment

Agent Comments: Modern two bed apartment in larger building, carpet throughout. New building, inferior size.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

9/24 Dundas Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

Median price \$690,000 Unit x Suburb Thornbury

Period - From 01/04/2021 to 31/03/2022 Source REIV

Comparable property sales

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
14/37 Woolton Avenue, THORNBURY 3071	\$635,000	26/02/2022
4/137-139 Flinders Street, THORNBURY 3071	\$610,000	28/04/2022
408/636 High Street, THORNBURY 3071	\$602,500	25/02/2022

This Statement of Information was prepared on:

06/06/2022 16:12