

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

7/25 Kemp Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$575,000 & \$600,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Thornbury

Period - From 12/05/2020

to 11/05/2021

Source REIV

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	6/25 Kemp St THORNBURY 3071	\$600,000	22/11/2020
2	3/57 Harold St THORNBURY 3071	\$573,000	15/02/2021
3	12/4 Mccracken Av NORTHCOTE 3070	\$570,000	21/11/2020

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:

12/05/2021 13:36



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Property Type: Apartment

Agent Comments

Comparable Properties



6/25 Kemp St THORNBURY 3071 (VG)

Agent Comments

 2  -  -

Price: \$600,000

Method: Sale

Date: 22/11/2020

Property Type: Strata Flat - Single OYO Flat



3/57 Harold St THORNBURY 3071 (REI/VG)

Agent Comments

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Price: \$573,000

Method: Sold Before Auction

Date: 15/02/2021

Property Type: Unit



12/4 Mccracken Av NORTHCOTE 3070 (REI/VG)

Agent Comments

 2  1  1

Price: \$570,000

Method: Auction Sale

Date: 21/11/2020

Property Type: Apartment