

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

4/128 Dundas Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$739,000

Median sale price

Median price

\$1,105,000

Property Type

House

Suburb

Thornbury

Period - From

29/10/2018

to

28/10/2019

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	1/128 Dundas St, Thornbury, Vic 3071, Australia	\$720,000	29/09/2019
2	5/139 Normanby Av THORNBURY 3071	\$720,000	05/10/2019
3	10 Aviary Gr THORNBURY 3071	\$707,000	02/10/2019

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:

29/10/2019 11:38

4/128 Dundas Street, Thornbury Vic 3071

COLLINGS

Christian Gravias

9486 2000

0424 647 353

cg@collings.com.au

Indicative Selling Price

\$739,000

Median House Price

29/10/2018 - 28/10/2019: \$1,105,000



Property Type:

Agent Comments

Comparable Properties

1/128 Dundas St, Thornbury, Vic 3071, Australia (REI)

Agent Comments



Price: \$720,000

Method:

Date: 29/09/2019

Property Type: Townhouse (Single)



5/139 Normanby Av THORNBURY 3071 (REI)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 05/10/2019

Property Type: Townhouse (Res)



10 Aviary Gr THORNBURY 3071 (REI)

Agent Comments



Price: \$707,000

Method: Sold Before Auction

Date: 02/10/2019

Property Type: Townhouse (Res)

Account - Collings Real Estate | P: 03 9486 2000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.