Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	4/128 Dundas Street, Thornbury Vic 3071
Including suburb and	
postcode	

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	Pro	operty Type Hou	use	Suburb	Thornbury
Period - From 29/10/2018	to	28/10/2019	Sourc	eREIV	

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

Address of comparable property		1 1100	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



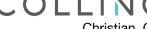
Date of sale



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

Christian Gravias 9486 2000 0424 647 353 cg@collings.com.au

Indicative Selling Price \$739,000 **Median House Price**







Agent Comments

Comparable Properties

1/128 Dundas St, Thornbury, Vic 3071,

Australia (REI)

-





Price: \$720,000

Method: Date: 29/09/2019

Property Type: Townhouse (Single)

Agent Comments



5/139 Normanby Av THORNBURY 3071 (REI)







Price: \$720,000 Method: Auction Sale Date: 05/10/2019

Property Type: Townhouse (Res)

Agent Comments



10 Aviary Gr THORNBURY 3071 (REI)





Price: \$707,000

Method: Sold Before Auction

Date: 02/10/2019

Property Type: Townhouse (Res)

Agent Comments

Account - Collings Real Estate | P: 03 9486 2000



