

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 | 12/74 Dundas Street, Thornbury Vic 3071 |
|---|---|

Indicative selling price

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

| | | | |
|---------------|-----------|---|-----------|
| Range between | \$290,000 | & | \$319,000 |
|---------------|-----------|---|-----------|

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|-----------|
| Median price | \$605,000 | House | | Unit | X | Suburb | Thornbury |
| Period - From | 01/10/2017 | to | 31/12/2017 | 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 | 8/72 Dundas St THORNBURY 3071 | \$330,000 | 22/11/2017 |
| 2 | 211/2-10 Plenty Rd PRESTON 3072 | \$319,000 | 07/12/2017 |
| 3 | 7/33 Pender St THORNBURY 3071 | \$290,000 | 11/11/2017 |

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.~~