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Indicative Selling Price \$640,000 - \$680,000 **Median Unit Price** March quarter 2017: \$636,500



Rooms: 5 Property Type: Unit

Agent Comments

•This two-level townhouse is set in a boutique complex of just 10 residences •Two generous bedrooms feature BIR's and you can convert the study into a bedroom •Magnificent entertainer's level incorporating living area/dining area and kitchen leads out to two balconies •Sparkling bathroom showcases luxe contemporary design •Footsteps from High Street, a stone-throw to supermarkets, trams, schools and parklands

Comparable Properties

4/2 Strettle St THORNBURY 3071 (REI)

Price: \$716,000 Method: Auction Sale Date: 08/04/2017

Rooms: -

Property Type: Unit

Agent Comments



12/412 High St NORTHCOTE 3070 (REI)

-2



Price: \$680,000

Method: Sold Before Auction

Date: 03/05/2017

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments



3/267 Rossmoyne St THORNBURY 3071 (REI)

Price: \$650.000

Method: Sold Before Auction

Date: 15/02/2017

Rooms: -

Property Type: Apartment

Account - Love Real Estate





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.

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	1 /0.4 Dura de Obra et Theorete viv. Viz. 0074
Address	1/24 Dundas Street, Thornbury Vic 3071
Including suburb and	
postcode	
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Indicative selling price

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

Range between	\$640,000	&	\$680,000

Median sale price

Median price	\$636,500		Unit X	Su	ıburb	Thornbury
Period - From	01/01/2017	to	31/03/2017	Source	REIV	,

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/2 Strettle St THORNBURY 3071	\$716,000	08/04/2017
12/412 High St NORTHCOTE 3070	\$680,000	03/05/2017
3/267 Rossmoyne St THORNBURY 3071	\$650,000	15/02/2017

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