



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)

Agent Comments



Price: \$716,000

Method: Auction Sale

Date: 08/04/2017

Rooms: -

Property Type: Unit



12/412 High St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$680,000

Method: Sold Before Auction

Date: 03/05/2017

Rooms: -

Property Type: Apartment



3/267 Rossmoyne St THORNBURY 3071 (REI)

Agent Comments



Price: \$650,000

Method: Sold Before Auction

Date: 15/02/2017

Rooms: -

Property Type: Apartment

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

1/24 Dundas Street, Thornbury Vic 3071

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

Suburb 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