

# 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

95A Pender Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,550,000 Property Type House Suburb Thornbury

Period - From 01/07/2021 to 30/06/2022 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.

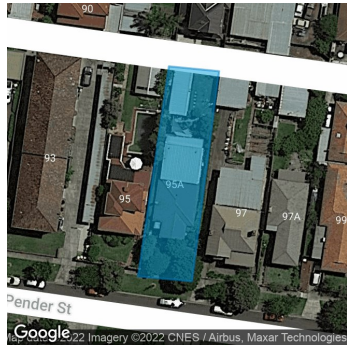
	Address of comparable property	Price	Date of sale
1	182a Gillies St FAIRFIELD 3078	\$1,675,000	30/03/2022
2	4 Hutton St THORNBURY 3071	\$1,650,000	01/07/2022
3	2 Mihil St PRESTON 3072	\$1,630,000	11/06/2022

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:

01/08/2022 10:41



4 2 1

**Property Type:** House  
(Residential)  
**Land Size:** 566 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
Year ending June 2022: \$1,550,000

## Comparable Properties



**182a Gillies St FAIRFIELD 3078 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,675,000  
**Method:** Private Sale  
**Date:** 30/03/2022  
**Property Type:** House



**4 Hutton St THORNBURY 3071 (REI)**

**Agent Comments**

4 1 2

**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 01/07/2022  
**Property Type:** House (Res)



**2 Mihl St PRESTON 3072 (REI)**

**Agent Comments**

4 2 1

**Price:** \$1,630,000  
**Method:** Auction Sale  
**Date:** 11/06/2022  
**Property Type:** House (Res)

**Account - Jellis Craig** | P: 03 9499 7992 | F: 03 9499 7996