

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

8/20 Kemp Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$360,000

&

\$396,000

Median sale price

Median price \$647,500

Property Type Unit

Suburb Thornbury

Period - From 01/01/2020

to 31/03/2020

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	6/14 Ballantyne St THORNBURY 3071	\$440,000	26/03/2020
2	3/112 Ballantyne St THORNBURY 3071	\$393,000	08/05/2020
3	9/42 Dundas St THORNBURY 3071	\$350,000	01/03/2020

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:

15/05/2020 10:48



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$360,000 - \$396,000

Median Unit Price

March quarter 2020: \$647,500

Comparable Properties



6/14 Ballantyne St THORNBURY 3071 (REI)

Agent Comments

1 1 1

Price: \$440,000

Method: Private Sale

Date: 26/03/2020

Property Type: Apartment

3/112 Ballantyne St THORNBURY 3071 (REI)

Agent Comments

1 1 1

Price: \$393,000

Method: Sold Before Auction

Date: 08/05/2020

Rooms: 3

Property Type: Apartment



9/42 Dundas St THORNBURY 3071 (VG)

Agent Comments

1 - -

Price: \$350,000

Method: Sale

Date: 01/03/2020

Property Type: Strata Unit/Flat