

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

1/42 Dundas Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$500,000 & \$530,000

Median sale price

Median price \$542,000 Property Type Unit Suburb Thornbury

Period - From 25/09/2023 to 24/09/2024 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 Smith St THORNBURY 3071	\$515,000	31/08/2024
2	4/73 Flinders St THORNBURY 3071	\$520,000	04/05/2024
3	3/131 Harold St THORNBURY 3071	\$540,000	04/05/2024

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:

25/09/2024 11:11



Property Type: Apartment

Agent Comments

Comparable Properties



6/14 Smith St THORNBURY 3071 (REI)

Agent Comments



Price: \$515,000

Method: Auction Sale

Date: 31/08/2024

Property Type: Apartment



4/73 Flinders St THORNBURY 3071 (REI)

Agent Comments



Price: \$520,000

Method: Auction Sale

Date: 04/05/2024

Property Type: Unit



3/131 Harold St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$540,000

Method: Auction Sale

Date: 04/05/2024

Property Type: Unit