

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

1/77 Pender Street Thornbury VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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 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

8/73 Collins Street Thornbury VIC 3071	\$340,000	24-Dec-20
5/22 Smith Street Thornbury VIC 3071	\$380,000	30-Mar-21
6/22 Smith Street Thornbury VIC 3071	\$350,000	12-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 09 June 2021



8/73 Collins Street Thornbury VIC 3071

Sold Price

\$340,000

Sold Date **24-Dec-20**



1



1



1

Distance

0.12km



5/22 Smith Street Thornbury VIC 3071

Sold Price

\$380,000

Sold Date **30-Mar-21**



1



1



1

Distance

1.07km



6/22 Smith Street Thornbury VIC 3071

Sold Price

\$350,000

Sold Date **12-Feb-21**



2



1



1

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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