

# 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

12/62 Dundas 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)

Single price

\$479,000

### Median sale price

Median price

\$586,000

Property Type

Unit

Suburb

Thornbury

Period - From

09/05/2021

to

08/05/2022

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	9/247 Gower St PRESTON 3072	\$518,500	11/03/2022
2	203/18 Gilbert Rd PRESTON 3072	\$465,000	08/04/2022
3	4/46 Clarendon St THORNBURY 3071	\$450,000	05/04/2022

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.~~

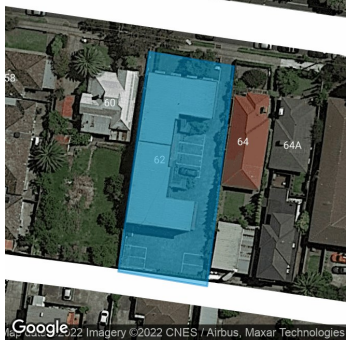
This Statement of Information was prepared on:

09/05/2022 11:23

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**Indicative Selling Price**  
\$479,000

**Median Unit Price**  
09/05/2021 - 08/05/2022: \$586,000



2 1 1

**Rooms:** 3  
**Property Type:** Unit  
**Agent Comments**

## Comparable Properties



**9/247 Gower St PRESTON 3072 (REI)**

**Agent Comments**

2 1 1

**Price:** \$518,500  
**Method:** Sold Before Auction  
**Date:** 11/03/2022  
**Property Type:** Apartment



**203/18 Gilbert Rd PRESTON 3072 (REI)**

**Agent Comments**

2 1 1

**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 08/04/2022  
**Property Type:** Apartment



**4/46 Clarendon St THORNBURY 3071 (REI)**

**Agent Comments**

2 1 1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 05/04/2022  
**Rooms:** 4  
**Property Type:** Unit

**Account - Love & Co**