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		e		/ 1 11
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Single price \$479,000

Median sale price

Median price	\$586,000	Pro	perty Type Unit	:	S	Suburb	Thornbury
Period - From	09/05/2021	to	08/05/2022	Sou	ırce [F	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.

Add	dress 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



12/62 Dundas Street, Thornbury Vic 3071





Rooms: 3 Property Type: Unit Agent Comments Paul Spirli (03) 9480 2288 0430404673 paul@lovere.com.au

Indicative Selling Price \$479,000 Median Unit Price 09/05/2021 - 08/05/2022: \$586,000

Comparable Properties



9/247 Gower St PRESTON 3072 (REI)



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



203/18 Gilbert Rd PRESTON 3072 (REI)

Agent Comments



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

4/46 Clarendon St THORNBURY 3071 (REI)



Agent Comments



propertydata

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

Account - Love & Co



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