

# 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

7/42 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

\$299,000

### Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Thornbury

Period - From

27/08/2020

to

26/08/2021

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 | 3/18 Pender St THORNBURY 3071         | \$290,000 | 04/08/2021   |
| 2 | 13/115 Shaftesbury Pde THORNBURY 3071 | \$302,000 | 24/05/2021   |
| 3 | 5/34 Wilmoth St NORTHCOTE 3070        | \$320,000 | 02/05/2021   |

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:

27/08/2021 17:39



**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**3/18 Pender St THORNBURY 3071 (REI)**

**Agent Comments**



**Price:** \$290,000

**Method:** Private Sale

**Date:** 04/08/2021

**Rooms:** 2

**Property Type:** Unit



**13/115 Shaftesbury Pde THORNBURY 3071 (REI)**

**Agent Comments**



**Price:** \$302,000

**Method:** Private Sale

**Date:** 24/05/2021

**Property Type:** Apartment



**5/34 Wilmoth St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**



**Price:** \$320,000

**Method:** Private Sale

**Date:** 02/05/2021

**Property Type:** Unit