

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

3 KEMP 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

or range
between

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,517,000

Property type

House

Suburb

Thornbury

Period-from

01 Apr 2021

to

31 Mar 2022

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

| | | |
|--|-------------|-----------|
| 99 SHAFTESBURY PARADE THORNBURY VIC 3071 | \$2,060,000 | 09-Dec-21 |
| 14 PENDER STREET THORNBURY VIC 3071 | \$2,270,000 | 07-Nov-21 |
| 11 PENDER STREET THORNBURY VIC 3071 | \$2,110,000 | 11-Dec-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: 28 April 2022



**99 SHAFTESBURY PARADE
 THORNBURY VIC 3071**

 3  2  3

Sold Price **\$2,060,000** Sold Date **09-Dec-21**

Distance **0.5km**

Inspection Available By Appointment Only 

At Woodards we are committed to the wellbeing of our staff and the broader community.

Before entering a property please ensure you have read and understood the following safety precautions.

-  Please do not enter the property if you have symptoms of COVID-19. Notify the agent immediately.
-  Please use hand sanitiser on arrival and departure.
-  Please do not enter the property if you have been in contact with someone who has COVID-19.
-  Please do not enter the property if you have been in contact with someone who has COVID-19.

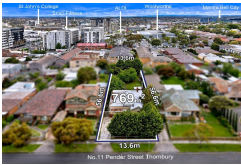
woodards

**14 PENDER STREET THORNBURY
 VIC 3071**

 4  1  3

Sold Price **\$2,270,000** Sold Date **07-Nov-21**

Distance **1.13km**



**11 PENDER STREET THORNBURY
 VIC 3071**

 4  1  1

Sold Price ^{RS} **\$2,110,000** Sold Date **11-Dec-21**

Distance **1.19km**

RS = Recent sale UN = Undisclosed Sale

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