

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

6/9 Kemp Street, Thornbury Vic 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$349,500

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Thornbury

Period - From

01/07/2024

to

30/09/2024

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	5/20 Kemp St THORNBURY 3071	\$337,000	09/05/2024
2	12/40 Clarendon St THORNBURY 3071	\$360,000	25/07/2024
3	6/6 Kemp St THORNBURY 3071	\$380,000	08/05/2024

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:

21/10/2024 12:52



Property Type: Apartment

Agent Comments

Comparable Properties



5/20 Kemp St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$337,000

Method: Private Sale

Date: 09/05/2024

Property Type: Apartment



12/40 Clarendon St THORNBURY 3071 (REI)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 25/07/2024

Property Type: Unit



6/6 Kemp St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 08/05/2024

Property Type: Apartment