

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

6/8 Murray 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

\$310,000

&

\$325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Sep 2018

to

31 Aug 2019

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

11/20 Kemp Street Thornbury VIC 3071	\$320,000	27-Apr-19
1/22 Goodwin Street Preston VIC 3072	\$311,000	29-Jun-19
12/9 Hammond Street Thornbury VIC 3071	\$312,000	08-May-19

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: 17 September 2019



11/20 Kemp Street Thornbury VIC 3071

1 1 1

Sold Price

\$320,000

Sold Date

27-Apr-19

Distance

0.85km



1/22 Goodwin Street Preston VIC 3072

1 1 1

Sold Price

\$311,000

Sold Date

29-Jun-19

Distance

1.27km



12/9 Hammond Street Thornbury VIC 3071

1 1 1

Sold Price

\$312,000

Sold Date

08-May-19

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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