

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

10/6 Kemp Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$370,000

&

\$400,000

Median sale price

Median price

\$541,000

Property Type

Unit

Suburb

Thornbury

Period - From

04/10/2021

to

03/10/2022

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	5/14 Ballantyne St THORNBURY 3071	\$380,000	30/06/2022
2	4/49 Dennis St NORTHCOTE 3070	\$390,000	29/08/2022
3	1/175 Gladstone Av NORTHCOTE 3070	\$409,999	01/08/2022

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:

04/10/2022 19:48

10/6 Kemp Street, Thornbury Vic 3071



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Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

04/10/2021 - 03/10/2022: \$541,000



Property Type: Apartment

Agent Comments

Comparable Properties



5/14 Ballantyne St THORNBURY 3071 (REI/VG) **Agent Comments**



Price: \$380,000

Method: Private Sale

Date: 30/06/2022

Rooms: 3

Property Type: Unit



4/49 Dennis St NORTHCOTE 3070 (REI/VG) **Agent Comments**



Price: \$390,000

Method: Private Sale

Date: 29/08/2022

Property Type: Apartment



1/175 Gladstone Av NORTHCOTE 3070 (VG) **Agent Comments**



Price: \$409,999

Method: Sale

Date: 01/08/2022

Property Type: Strata Flat - Single OYO Flat

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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