### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

| <b>Property</b> | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

|                      | 1/9 Hammond Street, Thornbury Vic 3071 |
|----------------------|--|
| Including suburb and | •                                      |
| postcode             |  |
|                      |  |
|                      |  |

#### Indicative selling price

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

#### Median sale price

| Median price  | \$680,000  | Pro | perty Type | Unit |        | Suburb | Thornbury |
|---------------|------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/07/2021 | to  | 30/09/2021 |      | 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

| Add | dress of comparable property   | Price     | Date of sale |
|-----|--------------------------------|-----------|--------------|
| 1   | 3/31 Woolton Av THORNBURY 3071 | \$655,000 | 06/10/2021   |
| 2   | 7/25 Kemp St THORNBURY 3071    | \$663,000 | 06/06/2021   |
| 3   | 7/9 Kemp St THORNBURY 3071     | \$710,000 | 25/07/2021   |

#### **OR**

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 25/11/2021 14:47 |
|--|------------------|
|--|------------------|





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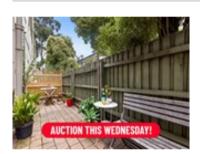
> **Indicative Selling Price** \$650,000 - \$700,000 **Median Unit Price** September quarter 2021: \$680,000





Property Type: Apartment **Agent Comments** 

# Comparable Properties



3/31 Woolton Av THORNBURY 3071 (REI)



Price: \$655,000 Method: Auction Sale Date: 06/10/2021

Property Type: Apartment

**Agent Comments** 



7/25 Kemp St THORNBURY 3071 (REI/VG)

**———** 2





Price: \$663,000 Method: Auction Sale Date: 06/06/2021

Property Type: Apartment

Agent Comments



7/9 Kemp St THORNBURY 3071 (REI/VG)

**\_\_\_** 2



Price: \$710.000 Method: Auction Sale Date: 25/07/2021

Property Type: Apartment

Agent Comments

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