

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

9/40 CLARENDON 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

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Thornbury

Period-from

01 Dec 2023

to

30 Nov 2024

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

3/74 DUNDAS STREET THORNBURY VIC 3071	\$350,000	17-Sep-24
7/110 BALLANTYNE STREET THORNBURY VIC 3071	\$331,000	17-Sep-24
8/34 PENDER STREET THORNBURY VIC 3071	\$325,000	13-Nov-24

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: 15 December 2024



**3/74 DUNDAS STREET
THORNBURY VIC 3071**

1 1 1

Sold Price **\$350,000** Sold Date **17-Sep-24**

Distance **0.94km**



**7/110 BALLANTYNE STREET
THORNBURY VIC 3071**

1 1 1

Sold Price **\$331,000** Sold Date **17-Sep-24**

Distance **1.11km**



**8/34 PENDER STREET
THORNBURY VIC 3071**

1 1 -

Sold Price ^{RS} **\$325,000** Sold Date **13-Nov-24**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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