

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

2/174 DUNDAS 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,517,500

Property type

Other

Suburb

Thornbury

Period-from

01 Dec 2021

to

30 Nov 2022

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

2/17 SUSSEX STREET PRESTON VIC 3072	\$1,005,000	08-Oct-22
32 CARLISLE STREET PRESTON VIC 3072	\$1,097,000	28-Nov-22

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: 02 December 2022



2/17 SUSSEX STREET PRESTON VIC 3072 Sold Price ^{RS} **\$1,005,000** Sold Date **08-Oct-22**

 3  2  2

Distance **0.49km**



32 CARLISLE STREET PRESTON VIC 3072 Sold Price ^{RS} **\$1,097,000** Sold Date **28-Nov-22**

 3  2  2

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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