



Theo Angelopoulos
P 03 9480 2288
M 0414 813 160
E theo.a@lovere.com.au

STATEMENT OF INFORMATION

Prepared on 03 Jun 2019

Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

10/10 Dundas Street Thornbury VIC 3071

2 1 1

Indicative Selling Price

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

Single Price \$430,000

Median Sale Price

\$550,000 Units in Thornbury between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

Comparable Property Sales

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.

	11/2 Dundas Street Thornbury VIC 3071	Sold Price	\$425,000	Sold Date	22-Feb-19
	2 1 1			Distance	0.04km
	602/2 Plenty Road Preston VIC 3072	Sold Price	\$410,000	Sold Date	02-Apr-19
	2 2 1			Distance	0.08km
	1/1 Murphy Grove Preston VIC 3072	Sold Price	\$450,000	Sold Date	27-Apr-19
	2 1 1			Distance	1.98km

RS = Recent sale UN = Undisclosed Sale

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