

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

6/109 Flinders 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Thornbury

Period-from

01 Nov 2020

to

31 Oct 2021

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

9/109 Flinders Street Thornbury VIC 3071	\$690,000	09-Aug-21
6/38-40 Pender Street Thornbury VIC 3071	\$746,000	26-Jun-21
4/26 Dundas Street Thornbury VIC 3071	\$667,000	25-Jun-21

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: 09 November 2021



9/109 Flinders Street Thornbury VIC 3071

2 1 1

Sold Price

\$690,000

Sold Date **09-Aug-21**

Distance -



6/38-40 Pender Street Thornbury VIC 3071

2 1 2

Sold Price

\$746,000

Sold Date **26-Jun-21**

Distance **0.57km**



4/26 Dundas Street Thornbury VIC 3071

2 1 1

Sold Price

\$667,000

Sold Date **25-Jun-21**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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