

## 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	4/59 Pender Street, Thornbury Vic 3071
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$620,000	&	\$680,000

## Median sale price

Median price	\$650,000	Hou	se	Unit	Х	Suburb	Thornbury
Period - From	01/07/2017	to	30/09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	2/39 Martin St THORNBURY 3071	\$669,000	14/10/2017
2	3/58 Dundas St THORNBURY 3071	\$629,000	02/08/2017
3	2/67 Flinders St THORNBURY 3071	\$626,000	08/07/2017

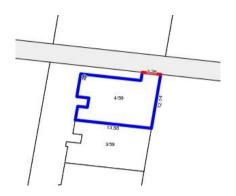
#### OR

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 six months.











Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$620,000 - \$680,000 **Median Unit Price** September quarter 2017: \$650,000

# Comparable Properties



2/39 Martin St THORNBURY 3071 (REI)

**-**2

**6** 

Price: \$669.000 Method: Auction Sale Date: 14/10/2017

Rooms: -

Property Type: Villa

**Agent Comments** 

3/58 Dundas St THORNBURY 3071 (VG)

**└─** 2



Price: \$629.000 Method: Sale Date: 02/08/2017 Rooms: -

Property Type: Strata Unit - Conjoined

**Agent Comments** 

2/67 Flinders St THORNBURY 3071 (REI/VG)

**—** 2

Price: \$626,000 Method: Auction Sale Date: 08/07/2017 Rooms: -

Property Type: Unit

**Agent Comments** 

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