



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**14/77 Pender St THORNBURY 3071 (REI)**



**Agent Comments**

Same accommodation, but in much better condition and larger.

**Price:** \$411,000

**Method:** Auction Sale

**Date:** 22/04/2017

**Rooms:** -

**Property Type:** Apartment



**1/45 Woolton Av THORNBURY 3071 (REI)**



**Agent Comments**

similar condition and age, but only 1 bedroom

**Price:** \$345,000

**Method:** Sold Before Auction

**Date:** 03/03/2017

**Rooms:** 2

**Property Type:** Apartment



**9/7 Cooma St PRESTON 3072 (REI)**



**Agent Comments**

Located in Preston, similar age, similar accommodation

**Price:** \$338,000

**Method:** Private Sale

**Date:** 13/01/2017

**Rooms:** 3

**Property Type:** Apartment

## 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

5/62 Dundas Street, Thornbury Vic 3071

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$379,000

**Median sale price**

Median price

\$510,000

Unit

X

Suburb

Thornbury

Period - From

01/04/2016

to

31/03/2017

Source

REIV

**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.

Address of comparable property	Price	Date of sale
14/77 Pender St THORNBURY 3071	\$411,000	22/04/2017
1/45 Woolton Av THORNBURY 3071	\$345,000	03/03/2017
9/7 Cooma St PRESTON 3072	\$338,000	13/01/2017