

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

11/75 Pender Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$350,000

&

\$385,000

Median sale price

Median price \$737,500

Property Type Unit

Suburb Thornbury

Period - From 01/04/2021

to

30/06/2021

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.

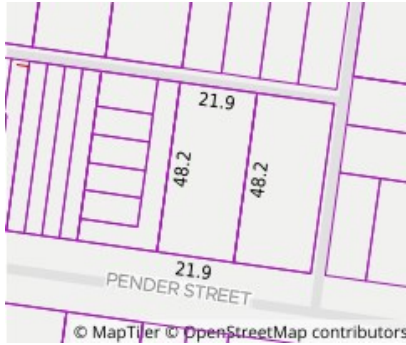
| | Address of comparable property | Price | Date of sale |
|---|--|-----------|--------------|
| 1 | 8/50 Woolton Av, Thornbury, Vic 3071, Australia | \$385,000 | 06/09/2021 |
| 2 | 10/70 Collins St, Thornbury, Vic 3071, Australia | \$395,000 | 06/05/2021 |
| 3 | 1/77 Pender St THORNBURY 3071 | \$335,000 | 11/06/2021 |

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.~~

This Statement of Information was prepared on:

20/09/2021 10:08



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$350,000 - \$385,000
Median Unit Price
June quarter 2021: \$737,500

Comparable Properties

8/50 Woolton Av, Thornbury, Vic 3071, Australia (REI)

Agent Comments



Price: \$385,000
Method:
Date: 06/09/2021
Property Type: Apartment

10/70 Collins St, Thornbury, Vic 3071, Australia (REI)

Agent Comments



Price: \$395,000
Method:
Date: 06/05/2021
Property Type: Apartment



1/77 Pender St THORNBURY 3071 (VG)

Agent Comments



Price: \$335,000
Method: Sale
Date: 11/06/2021
Property Type: Strata Unit/Flat