

# 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

3/128 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

\$729,000

### Median sale price

Median price

\$1,142,500

Property Type

House

Suburb

Thornbury

Period - From

01/07/2019

to

30/09/2019

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	1/128 Dundas St THORNBURY 3071	\$720,000	15/10/2019
2	4/128 Dundas St THORNBURY 3071	\$720,000	07/11/2019
3	2/128 Dundas St THORNBURY 3071	\$720,000	12/11/2019

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:

12/12/2019 13:07

3/128 Dundas Street, Thornbury Vic 3071

**COLLINGS**

Christian Gravias

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**Indicative Selling Price**

\$729,000

**Median House Price**

September quarter 2019: \$1,142,500



**Property Type:**

Agent Comments

## Comparable Properties



**1/128 Dundas St THORNBURY 3071 (REI/VG)**

Agent Comments



**Price:** \$720,000

**Method:** Private Sale

**Date:** 15/10/2019

**Property Type:** Townhouse (Single)



**4/128 Dundas St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$720,000

**Method:** Private Sale

**Date:** 07/11/2019

**Property Type:** Townhouse (Single)



**2/128 Dundas St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$720,000

**Method:** Private Sale

**Date:** 12/11/2019

**Property Type:** Townhouse (Single)

**Account** - Collings Real Estate | P: 03 9486 2000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.