Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	7/17 Kemp Street, Thornbury Vic 3071
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$389,500

Median sale price

Median price \$530,000	Pro	Property Type Unit			Suburb	Thornbury
Period - From 27/02/2024	to	26/02/2025	So	urce	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	12/25 Kemp St THORNBURY 3071	\$375,000	26/02/2025
2	11/17 Kemp St THORNBURY 3071	\$406,000	15/11/2024
3	6/9 Kemp St THORNBURY 3071	\$370,000	07/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/02/2025 14:39





John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> Indicative Selling Price \$389,500 Median Unit Price 27/02/2024 - 26/02/2025: \$530,000



Property Type: Apartment Agent Comments

Comparable Properties



12/25 Kemp St THORNBURY 3071 (REI)

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Price: \$375,000 Method: Private Sale Date: 26/02/2025

Property Type: Apartment

Agent Comments



11/17 Kemp St THORNBURY 3071 (REI)

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Agent Comments

Price: \$406,000 **Method:** Private Sale **Date:** 15/11/2024

Property Type: Apartment



6/9 Kemp St THORNBURY 3071 (REI/VG)

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Price: \$370,000 **Method:** Private Sale **Date:** 07/11/2024

Property Type: Apartment

Agent Comments





Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055

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