

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

7/62 Dundas Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$489,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Thornbury

Period - From

20/10/2018

to

19/10/2019

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	4/114 Normanby Av THORNBURY 3071	\$500,000	25/09/2019
2	4/107 Flinders St THORNBURY 3071	\$510,000	05/10/2019
3	4/31 Woolton Av THORNBURY 3071	\$557,000	12/10/2019

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:

20/10/2019 13:29



Property Type: Apartment

Agent Comments

Comparable Properties



4/114 Normanby Av THORNBURY 3071 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 25/09/2019

Property Type: Apartment



4/107 Flinders St THORNBURY 3071 (REI)

Agent Comments



Price: \$510,000

Method: Auction Sale

Date: 05/10/2019

Property Type: Apartment



4/31 Woolton Av THORNBURY 3071 (REI)

Agent Comments



Price: \$557,000

Method: Auction Sale

Date: 12/10/2019

Property Type: Apartment