

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

7/9 Kemp Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Thornbury

Period - From 30/06/2020

to

29/06/2021

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	7/25 Kemp St THORNBURY 3071	\$663,000	06/06/2021
2	4/45 Clarendon St THORNBURY 3071	\$640,000	20/03/2021
3	4/22 Smith St THORNBURY 3071	\$620,000	09/02/2021

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:

30/06/2021 15:50

7/9 Kemp Street, Thornbury Vic 3071



John Bisignano

03 9489 1030

0413 067 916

john.bisignano@thebisiagent.com.au

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

30/06/2020 - 29/06/2021: \$650,000



2 1 1 Car space

Property Type: Apartment

Agent Comments

Comparable Properties



7/25 Kemp St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$663,000

Method: Auction Sale

Date: 06/06/2021

Property Type: Apartment



4/45 Clarendon St THORNBURY 3071 (REI/VG) Agent Comments

2 1 1

Price: \$640,000

Method: Sold Before Auction

Date: 20/03/2021

Property Type: Apartment

4/22 Smith St THORNBURY 3071 (VG)

Agent Comments

2 - -

Price: \$620,000

Method: Sale

Date: 09/02/2021

Property Type: Strata Flat - Single OYO Flat

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