

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

9/2 Dundas Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$627,500 Property Type Unit Suburb Thornbury

Period - From 01/01/2024 to 31/03/2024 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	6/55 Martin St THORNBURY 3071	\$400,000	08/04/2024
2	7/56 Pender St THORNBURY 3071	\$383,000	22/02/2024
3	6/6 Kemp St THORNBURY 3071	\$380,000	08/05/2024

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:

16/05/2024 11:49

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
March quarter 2024: \$627,500

Comparable Properties



6/55 Martin St THORNBURY 3071 (REI)

Agent Comments

1 1 1

Price: \$400,000
Method: Private Sale
Date: 08/04/2024
Property Type: Unit



7/56 Pender St THORNBURY 3071 (REI)

Agent Comments

1 1 1

Price: \$383,000
Method: Sold Before Auction
Date: 22/02/2024
Rooms: 2
Property Type: Apartment



6/6 Kemp St THORNBURY 3071 (REI)

Agent Comments

1 1 1

Price: \$380,000
Method: Private Sale
Date: 08/05/2024
Property Type: Apartment

Account - Love & Co