

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 5/42 Dundas Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$340,000 & \$360,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Thornbury

Period - From 01/10/2019 to 30/09/2020 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	5/9 Hammond St, Thornbury, Vic 3071, Australia	\$380,000	19/11/2020
2	9/105 Dundas St PRESTON 3072	\$385,000	22/07/2020
3	9/9 Hammond St THORNBURY 3071	\$361,000	16/11/2020

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: 04/12/2020 10:26



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$340,000 - \$360,000

Median Unit Price

Year ending September 2020: \$680,000

Comparable Properties

5/9 Hammond St, Thornbury, Vic 3071,
Australia (REI)

Agent Comments

 1  1  1

Price: \$380,000

Method:

Date: 19/11/2020

Property Type: Apartment



9/105 Dundas St PRESTON 3072 (REI/VG)

Agent Comments

 1  1  1

Price: \$385,000

Method: Private Sale

Date: 22/07/2020

Property Type: Apartment



9/9 Hammond St THORNBURY 3071 (REI)

Agent Comments

 1  1  1

Price: \$361,000

Method: Private Sale

Date: 16/11/2020

Property Type: Unit