

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

2/57 PENDER STREET THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

5/57 PENDER STREET THORNBURY VIC 3071	\$470,000	12-Apr-25
2/1 COLLINS STREET THORNBURY VIC 3071	\$450,000	03-Feb-25
2/14 BALLANTYNE STREET THORNBURY VIC 3071	\$445,000	27-Dec-24

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 6 months.

This Statement of Information was prepared on: 14 April 2025



5/57 PENDER STREET THORNBURY VIC 3071

Sold Price

^{RS}

\$470,000

Sold Date

12-Apr-25

1

1

-

Distance

0km



2/1 COLLINS STREET THORNBURY VIC 3071

Sold Price

\$450,000

Sold Date

03-Feb-25

1

1

1

Distance

0.49km



2/14 BALLANTYNE STREET THORNBURY VIC 3071

Sold Price

\$445,000

Sold Date

27-Dec-24

1

1

-

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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