

STATEMENT OF INFORMATION

9/56 PENDER STREET, THORNBURY, VIC 3071

PREPARED BY SPENCER WOODS REAL ESTATE, 483 HIGH STREET NORTHCOTE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9/56 PENDER STREET, THORBURY, VIC

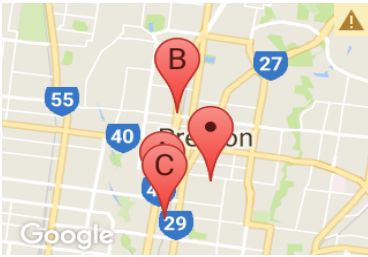
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Indicative Selling Price

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

Single Price: **340,000.00**

MEDIAN SALE PRICE



THORBURY, VIC, 3071

Suburb Median Sale Price (Unit)

\$480,000

01 July 2016 to 30 June 2017

Provided by:

COMPARABLE PROPERTIES

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.



12/45 WOOLTON AVE, THORBURY, VIC 3071

1 1 1

Sale Price

***\$328,000**

Sale Date: 15/07/2017

Distance from Property: 1.4km



7/4 SPRING ST, PRESTON, VIC 3072

1 1 1

Sale Price

***\$320,000**

Sale Date: 04/07/2017

Distance from Property: 2.2km



9/5 EMMALINE ST, NORTHCOTE, VIC 3070

1 1 1

Sale Price

***\$325,000**

Sale Date: 19/05/2017

Distance from Property: 1.6km



This report has been compiled on 20/08/2017 by Spencer Woods Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9/56 PENDER STREET, THORNBURY, VIC 3071

Indicative selling price

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

Single Price:

340,000.00

Median sale price

Median price

\$480,000

House

Unit

X

Suburb

THORNBURY

Period

01 July 2016 to 30 June 2017

Source

pricefinder

Comparable property sales

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
12/45 WOOLTON AVE, THORNBURY, VIC 3071	*\$328,000	15/07/2017
7/4 SPRING ST, PRESTON, VIC 3072	*\$320,000	04/07/2017
9/5 EMMALINE ST, NORTHCOTE, VIC 3070	*\$325,000	19/05/2017