

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

1/80 Pender Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,275,000 House X Unit Suburb Thornbury

Period - From 01/07/2017 to 30/09/2017 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	105c St David St THORNBURY 3071	\$1,050,000	26/07/2017
2	2/40 Shaftesbury Pde THORNBURY 3071	\$930,000	01/10/2017
3	19/337 Station St THORNBURY 3071	\$910,000	04/09/2017

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.

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Indicative Selling Price

\$950,000 - \$1,000,000

Median House Price

September quarter 2017: \$1,275,000



3 2 2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



105c St David St THORNBURY 3071 (REI/VG)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Sold Before Auction

Date: 26/07/2017

Rooms: -

Property Type: Townhouse (Res)



2/40 Shaftesbury Pde THORNBURY 3071 (REI)

Agent Comments

3 2 1

Price: \$930,000

Method: Private Sale

Date: 01/10/2017

Rooms: -

Property Type: Townhouse (Single)



19/337 Station St THORNBURY 3071 (REI)

Agent Comments

3 2 2

Price: \$910,000

Method: Private Sale

Date: 04/09/2017

Rooms: -

Property Type: Townhouse (Res)