

Gino De lesi (03) 9489 9422 0418 328 062 ginodeiesi@mcgrath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	1/128 Dundas Street, Thornbury Vic 3071

Indicative selling price

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

Range between	\$770,000	&	\$840,000

Median sale price

Median price	\$1,250,000	Hou	ise X	Unit		Suburb	Thornbury
Period - From	01/04/2017	to	30/06/2017		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

1	2/11 Clarendon St THORNBURY 3071	\$825,000	01/05/2017
2	348 Gooch St THORNBURY 3071	\$800,000	11/07/2017
3	6/54 Clarendon St THORNBURY 3071	\$775,000	13/06/2017

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.

Account - Mcgrath Northcote | P: 03 9489 9422 | F: 03 9486 2614





Price

Date of sale

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Mc**Grath**

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Indicative Selling Price \$770,000 - \$840,000 Median House Price June quarter 2017: \$1,250,000





Rooms: Property Type: Agent Comments

Comparable Properties

2/11 Clarendon St THORNBURY 3071 (REI)

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Price: \$825,000 Method: Auction Sale Date: 01/05/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

348 Gooch St THORNBURY 3071 (REI)

3 🙀 2

Price: \$800,000

Method: Sold Before Auction

Date: 11/07/2017 Rooms: -

Property Type: Townhouse (Res)

Agent Comments



6/54 Clarendon St THORNBURY 3071 (REI)

1 2 **1** 2 **1** 2

Price: \$775,000 Method: Private Sale Date: 13/06/2017 Rooms: -

Property Type: Townhouse (Single)

Agent Comments

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