

## 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 188a Dundas Street, Thornbury Vic 3071

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$990,000

#### 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	206 Clarendon St THORNBURY 3071	\$920,000	24/06/2017
3	219b Gooch St THORNBURY 3071	\$903,000	20/09/2017

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.

Anthony De Iesi

9489 9422

0407 803 501

anthonydeiesi@mcgrath.com.au

**Indicative Selling Price**

\$990,000

**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)



**206 Clarendon St THORNBURY 3071 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$920,000

**Method:** Private Sale

**Date:** 24/06/2017

**Rooms:** -

**Property Type:** House



**219b Gooch St THORNBURY 3071 (REI)**

Agent Comments

3   2   2

**Price:** \$903,000

**Method:** Private Sale

**Date:** 20/09/2017

**Rooms:** -

**Property Type:** Townhouse (Res)