

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 9/55 Martin Street, Thornbury Vic 3071

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$376,000

Median sale price*Median price House Unit Suburb Period - From to Source **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	7/20 Kemp St THORNBURY 3071	\$374,060	06/12/2017
2	10/66 Dundas St THORNBURY 3071	\$373,333	22/11/2017
3	8/64 Woolton Av THORNBURY 3071	\$365,000	01/12/2017

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$376,000
No median price available

Comparable Properties



7/20 Kemp St THORNBURY 3071 (REI)

Agent Comments



Price: \$374,060
Method: Auction Sale
Date: 06/12/2017
Rooms: -
Property Type: Apartment



10/66 Dundas St THORNBURY 3071 (REI)

Agent Comments



Price: \$373,333
Method: Sold Before Auction
Date: 22/11/2017
Rooms: -
Property Type: Apartment



8/64 Woolton Av THORNBURY 3071 (REI)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 01/12/2017
Rooms: -
Property Type: Apartment