

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 2/128 Dundas Street, Thornbury Vic 3071 Including suburb and postcode

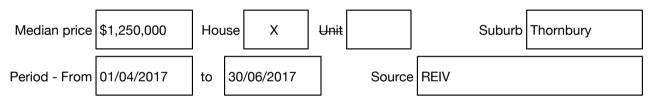
Indicative selling price

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

Range between \$770,000

&

Median sale price



\$840.000

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.

Ade	dress of comparable property	Price	Date of sale
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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



2/128 Dundas Street, Thornbury Vic 3071

McGrath





Rooms: Property Type: Agent Comments Gino De lesi (03) 9489 9422 0418 328 062 ginodeiesi@mcgrath.com.au

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

Comparable Properties

2/11 Clarendon St THORNBURY 3071 (REI)	Agent Comments	
Price: \$825,000 Method: Auction Sale Date: 01/05/2017 Rooms: - Property Type: Townhouse (Res)		
348 Gooch St THORNBURY 3071 (REI)	Agent Comments	
🛏 3 🗰 2 🋱 2		
Price: \$800,000	_	
Method: Sold Before Auction		
Date: 11/07/2017		
Rooms: -		
Property Type: Townhouse (Res)		
6/54 Clarendon St THORNBURY 3071 (REI)	Agent Comments	
1 2 1 2 1		
Price: \$775,000		
Method: Private Sale		
Date: 13/06/2017 Rooms: -		
Property Type: Townhouse (Single)		
rioperty type. Townhouse (Single)		

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