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<br>Including suburb and postcode | 6/75 PENDER STREET THORNBURY VIC 3071 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Single Price | $300,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $650,000 | Property type | Unit | Suburb | Thornbury |
| Period-from | 01 Apr 2022 | to | 31 Mar 2023 | Source | Corelogic |

## 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 6 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 |
|---|---|---|
| 10/75 PENDER STREET THORNBURY VIC 3071 | $351,999 | 26-Oct-22 |
| 2/55 PENDER STREET THORNBURY VIC 3071 | $350,000 | 20-Mar-23 |
| 12/2 DUNDAS STREET THORNBURY VIC 3071 | $330,000 | 29-Mar-23 |

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 6 months.~~

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**10/75 PENDER STREET THORNBURY VIC 3071**

1 1 1

Sold Price **$351,999** Sold Date **26-Oct-22**

Distance **0km**



**2/55 PENDER STREET THORNBURY VIC 3071**

1 1 1

Sold Price RS **$350,000** Sold Date **20-Mar-23**

Distance **0.22km**



**12/2 DUNDAS STREET THORNBURY VIC 3071**

1 1 1

Sold Price RS **$330,000** Sold Date **29-Mar-23**

Distance **0.68km**

**RS** = Recent sale **UN** = Undisclosed Sale

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