

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 188a Dundas Street, Thornbury Vic 3071 Including suburb and postcode

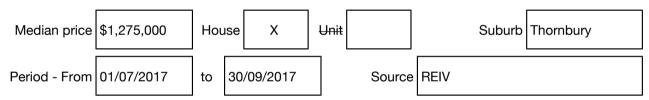
Indicative selling price

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

Range between \$900,000

&

Median sale price



\$990.000

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.

Address of comparable property		Price	Date of sale
1	1/54 Clarendon St THORNBURY 3071	\$990,000	27/05/2017
2	219b Gooch St THORNBURY 3071	\$903,000	20/09/2017
3	111 Speight St THORNBURY 3071	\$895,000	20/05/2017

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.

McGrath





Rooms: Property Type: Townhouse Agent Comments Anthony De lesi 9489 9422 0407 803 501 anthonydeiesi@mcgrath.com.au

Indicative Selling Price \$900,000 - \$990,000 Median House Price September quarter 2017: \$1,275,000

Comparable Properties



1/54 Clarendon St THORNBURY 3071 (REI/VG) Agent Comments



Price: \$990,000 Method: Private Sale Date: 27/05/2017 Rooms: -Property Type: Townhouse (Single) Land Size: 170 sqm approx

Agent Comments

Agent Comments



Price: \$903,000 Method: Private Sale Date: 20/09/2017 Rooms: -Property Type: Townhouse (Res)



111 Speight St THORNBURY 3071 (REI/VG)



Price: \$895,000 Method: Auction Sale Date: 20/05/2017 Rooms: -Property Type: House (Res) Land Size: 165 sqm approx

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