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Indicative Selling Price
\$250,000 - \$275,000
Median Unit Price
Year ending March 2017: \$510,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



6/75 Pender St THORNBURY 3071 (REI)

Agent Comments



Price: \$290,000
Method: Private Sale
Date: 25/11/2016
Rooms: 2
Property Type: Apartment



6/89 Ballantyne St THORNBURY 3071 (REI)

Agent Comments



Price: \$280,000
Method: Private Sale
Date: 01/05/2017
Rooms: -
Property Type: Unit



9/42 Dundas St THORNBURY 3071 (REI)

Agent Comments



Price: \$275,000
Method: Sold Before Auction
Date: 15/12/2016
Rooms: -
Property Type: Apartment

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: 10/18 Pender Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$250,000 & \$275,000

Median sale price

Median price: \$510,000 Unit: X Suburb: Thornbury
Period - From: 01/04/2016 to 31/03/2017 Source: REIV

Comparable property sales

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
6/75 Pender St THORNBURY 3071	\$290,000	25/11/2016
6/89 Ballantyne St THORNBURY 3071	\$280,000	01/05/2017
9/42 Dundas St THORNBURY 3071	\$275,000	15/12/2016