10/18 Pender Street, Thornbury Vic 3071



Robert Bottaro





Rooms: Property Type: Agent Comments 94606511 0407547578 robert.b@lovere.cpm.au

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

Comparable Properties



6/75 Pender St THORNBURY 3071 (REI)



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

Agent Comments



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

1



9/42 Dundas St THORNBURY 3071 (REI)

6/89 Ballantyne St THORNBURY 3071 (REI)

1

6 1



Agent Comments

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

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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.



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 10/18 Pender Street, Thornbury Vic 3071 Including suburb and postcode

Indicative selling price

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

Range betweer	n \$250,000			&	\$275,000	
Median sale p	rice					
Median price	\$510,000		Unit	х	Subur	b Thornbury
Period - From	01/04/2016	to	31/03	3/2017	Source RE	iV

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

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