### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	9/17 Kemp 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	\$425,000	&	\$467,500

#### Median sale price

Median price	\$554,000	Hou	ISE	Unit	Х	Suburb	Thornbury
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

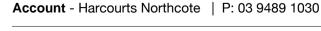
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	4/114 Normanby Av THORNBURY 3071	\$421,000	21/04/2017
2	1/73 Flinders St THORNBURY 3071	\$462,000	13/05/2017
3	2/73 Flinders St THORNBURY 3071	\$435,000	08/04/2017

#### 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.







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Rooms: 4

Property Type: Apartment Agent Comments

John Bisignano 03 9489 1030 0413 067 916 john.bisignano@harcourts.com.au

> **Indicative Selling Price** \$425,000 - \$467,500 **Median Unit Price** Year ending June 2017: \$554,000

## Comparable Properties



4/114 Normanby Av THORNBURY 3071

(REI/VG)

**-**2



Price: \$421,000

Method: Sold Before Auction

Date: 21/04/2017

Rooms: -

Property Type: Apartment

**Agent Comments** 



1/73 Flinders St THORNBURY 3071 (REI/VG)

**-**2





Agent Comments

Price: \$462,000 Method: Auction Sale Date: 13/05/2017 Rooms: -

Property Type: Apartment



2/73 Flinders St THORNBURY 3071 (REI/VG)

**-**2





**6** 1

Price: \$435,000 Method: Auction Sale Date: 08/04/2017

Rooms: -

Property Type: Apartment

**Agent Comments** 

