### 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

16/74 Dundas Street, Thornbury Vic 3071

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$300,000		&		\$330,000			
Median sale p	rice							
Median price	\$626,250	Pro	operty Type	Unit			Suburb	Thornbury
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	7/56 Pender St THORNBURY 3071	\$383,000	22/02/2024
2	9/66 Dundas St THORNBURY 3071	\$329,500	07/02/2024
3	8/4 Dundas St THORNBURY 3071	\$325,000	13/02/2024

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.

This Statement of Information was prepared on:

22/02/2024 14:34



16/74 Dundas Street, Thornbury Vic 3071

# LOVE & CO





**Property Type:** Apartment Agent Comments

Eric Brown 9480 2288 0474 870 856 eric.b@lovere.com.au

Indicative Selling Price \$300,000 - \$330,000 Median Unit Price December quarter 2023: \$626,250

## **Comparable Properties**



7/56 Pender St THORNBURY 3071 (REI)



Price: \$383,000 Method: Sold Before Auction Date: 22/02/2024 Property Type: Apartment

Agent Comments

Agent Comments



**Price:** \$329,500 **Method:** Private Sale **Date:** 07/02/2024

Property Type: Apartment

1

8/4 Dundas St THORNBURY 3071 (REI)

9/66 Dundas St THORNBURY 3071 (REI)

1



Agent Comments



Price: \$325,000 Method: Private Sale Date: 13/02/2024 Property Type: Unit

#### Account - Love & Co



propertydata

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