

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

18B Dundas Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$980,000 & \$1,075,000

Median sale price

Median price \$1,412,500 Property Type House Suburb Thornbury

Period - From 01/10/2023 to 31/12/2023 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.

	Address of comparable property	Price	Date of sale
1	17b Gillingham St PRESTON 3072	\$1,085,000	09/09/2023
2	1 Shaftesbury Pde THORNBURY 3071	\$1,052,000	16/12/2023
3	297 Raleigh St THORNBURY 3071	\$980,000	29/10/2023

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:

16/01/2024 14:05



Property Type: House (Previously

Occupied - Detached)

Land Size: 160 sqm approx

Agent Comments

Hidden away, enjoying a cascade of warm sunlight and a magical garden outlook, this two bedroom residence presents a secure private position, and an enhanced interior with chic finishes.

Comparable Properties



17b Gillingham St PRESTON 3072 (REI)

Agent Comments



Price: \$1,085,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 235 sqm approx



1 Shaftesbury Pde THORNBURY 3071 (REI)

Agent Comments



Price: \$1,052,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)



297 Raleigh St THORNBURY 3071 (REI)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 29/10/2023

Property Type: House