Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	9/20 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 \$365,000	&	\$385,000
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Median sale price

Median price	\$543,700	Pro	perty Type Ur	it		Suburb	Thornbury
Period - From	01/01/2025	to	31/03/2025	Sc	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	12/87a Clyde St THORNBURY 3071	\$380,000	14/05/2025
2	2/40 Clarendon St THORNBURY 3071	\$390,000	24/04/2025
3	12/25 Kemp St THORNBURY 3071	\$375,000	26/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/05/2025 13:32



McGrath

Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

Indicative Selling Price \$365,000 - \$385,000 **Median Unit Price** March quarter 2025: \$543,700





Property Type: Apartment **Agent Comments**

Comparable Properties



12/87a Clyde St THORNBURY 3071 (REI)

Price: \$380,000 Method: Private Sale Date: 14/05/2025

Property Type: Apartment

Agent Comments



2/40 Clarendon St THORNBURY 3071 (REI)



Agent Comments

Price: \$390,000 Method: Private Sale Date: 24/04/2025 Property Type: Unit



12/25 Kemp St THORNBURY 3071 (REI/VG)

Agent Comments

Price: \$375,000 Method: Private Sale Date: 26/02/2025

Property Type: Apartment

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614





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