

## 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 15/5 Kemp Street, Thornbury Vic 3071

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$360,000

#### Median sale price

Median price \$634,000 House Unit X Suburb Thornbury

Period - From 01/04/2018 to 31/03/2019 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	12/14 Hutton St THORNBURY 3071	\$375,000	07/01/2019
2	14/8 Kemp St THORNBURY 3071	\$393,000	25/03/2019
3	11/25 Kemp St THORNBURY 3071	\$400,000	23/02/2019

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.

15/5 Kemp Street, Thornbury Vic 3071



 1  1  1

**Rooms:** 2

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$360,000

**Median Unit Price**

Year ending March 2019: \$634,000

## Comparable Properties



**12/14 Hutton St THORNBURY 3071 (REI/VG)**

**Agent Comments**

 1  1  1

**Price:** \$375,000

**Method:** Private Sale

**Date:** 07/01/2019

**Rooms:** -

**Property Type:** Apartment



**14/8 Kemp St THORNBURY 3071 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$393,000

**Method:** Sold Before Auction

**Date:** 25/03/2019

**Rooms:** -

**Property Type:** Apartment



**11/25 Kemp St THORNBURY 3071 (REI/VG)**

**Agent Comments**

 1  1  1

**Price:** \$400,000

**Method:** Auction Sale

**Date:** 23/02/2019

**Rooms:** -

**Property Type:** Apartment