

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Address
Including suburb and
postcode 6/33 PENDER STREET THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$399,000

or range between

&

Median sale price

Median price \$680,000

Property type Unit

Suburb Thornbury

Period - From 01 Oct 2023

to

30 Sep 2024

Source Corelogic

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
11/57 PENDER STREET THORNBURY VIC 3071	\$390,000	09-Aug-24
5/48 WOOLTON AVENUE THORNBURY VIC 3071	\$390,000	02-Aug-24
10/15 RENNIE STREET THORNBURY VIC 3071	\$385,000	03-Jul-24

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: 28 October 2024