

1/54 Pender Street, Thornbury Vic 3071



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$370,000 - \$400,000
Median Unit Price
Year ending March 2017: \$510,000

Comparable Properties



12/14 Hutton St THORNBURY 3071 (VG)

[Agent Comments](#)

 1  -  -

Price: \$389,000
Method: Sale
Date: 08/04/2017
Rooms: -
Property Type: Strata Flat - Single OYO Flat



1/5 Christmas St NORTHCOTE 3070 (REI)

[Agent Comments](#)

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Price: \$400,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: Apartment



40/337 Station St THORNBURY 3071 (REI)

[Agent Comments](#)

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Price: \$389,000
Method: Private Sale
Date: 22/01/2017
Rooms: -
Property Type: Apartment

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

1/54 Pender Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$370,000

&

\$400,000

Median sale price

Median price

\$510,000

Unit

X

Suburb

Thornbury

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
12/14 Hutton St THORNBURY 3071	\$389,000	08/04/2017
1/5 Christmas St NORTHCOTE 3070	\$400,000	25/03/2017
40/337 Station St THORNBURY 3071	\$389,000	22/01/2017