Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/110 Normanby Avenue, Thornbury Vic 3071

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$485,000		&		\$530,000			
Median sale pi	rice							
Median price	\$720,000	Pro	operty Type	Unit			Suburb	Thornbury
Period - From	01/10/2019	to	31/12/2019		So	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.

Ad	dress of comparable property	Price	Date of sale
1	4/114 Normanby Av THORNBURY 3071	\$500,000	25/09/2019
2	4/79 Normanby Av THORNBURY 3071	\$543,000	21/09/2019
3	4/107 Flinders St THORNBURY 3071	\$510,000	05/10/2019

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.

This Statement of Information was prepared on:

24/01/2020 13:51









Property Type: Apartment **Land Size:** 60 sqm approx Agent Comments Indicative Selling Price \$485,000 - \$530,000 Median Unit Price December quarter 2019: \$720,000

Comparable Properties



4/114 Normanby Av THORNBURY 3071 (REI) Agent Comments



Price: \$500,000 Method: Private Sale Date: 25/09/2019 Property Type: Apartment



4/79 Normanby Av THORNBURY 3071 (REI/VG) Agent Comments



Price: \$543,000 Method: Auction Sale Date: 21/09/2019 Property Type: Apartment



4/107 Flinders St THORNBURY 3071 (REI/VG) Agent Comments



Price: \$510,000 Method: Auction Sale Date: 05/10/2019 Property Type: Apartment

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.