

# 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

5/110 Normanby Avenue, Thornbury Vic 3071

### Indicative selling price

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

Range between \$485,000 & \$530,000

### Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Thornbury

Period - From

01/10/2019

to

31/12/2019

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	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



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**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**

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



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

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



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

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