

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

3/90 Normanby Avenue, Thornbury Vic 3071

Indicative selling price

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

Range between \$380,000

&

\$418,000

Median sale price

Median price \$650,000

House

Unit

X

Suburb Thornbury

Period - From 01/07/2017

to

30/09/2017

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	1/54 Pender St THORNBURY 3071	\$415,000	08/07/2017
2	10/414 High St NORTHCOTE 3070	\$405,000	09/09/2017
3	47/93-103 High St PRESTON 3072	\$385,000	27/05/2017

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.~~



1 1 2

Rooms:

Property Type: Apartment

Land Size: 660 sqm approx

Agent Comments

Comparable Properties



1/54 Pender St THORNBURY 3071 (REI)

Agent Comments

1 1 1

Price: \$415,000

Method: Auction Sale

Date: 08/07/2017

Rooms: -

Property Type: Apartment



10/414 High St NORTHCOTE 3070 (REI)

Agent Comments

1 1 1

Price: \$405,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 2

Property Type: Apartment



47/93-103 High St PRESTON 3072 (REI)

Agent Comments

1 1 1

Price: \$385,000

Method: Auction Sale

Date: 27/05/2017

Rooms: -

Property Type: Apartment