

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

96 Normanby Avenue 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

or range
between

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,085,000

Property type

House

Suburb

Thornbury

Period-from

01 Sep 2018

to

31 Aug 2019

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 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

82 Normanby Avenue Thornbury VIC 3071	\$1,085,000	04-Jun-19
80 Normanby Avenue Thornbury VIC 3071	\$880,000	29-Jun-19
142 Smith Street Thornbury VIC 3071	\$1,382,500	13-Apr-19

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 6 months.~~

This Statement of Information was prepared on: 16 September 2019

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82 Normanby Avenue Thornbury VIC 3071

3 2 1

Sold Price **\$1,085,000** Sold Date **04-Jun-19**

Distance **0.09km**

Notes from your agent

Very good comparable. Recently renovated, a ready made family home with nothing else to do.



80 Normanby Avenue Thornbury VIC 3071

2 1 1

Sold Price ^{RS} **\$880,000** Sold Date **29-Jun-19**

Distance **0.1km**



142 Smith Street Thornbury VIC 3071

3 2 1

Sold Price **\$1,382,500** Sold Date **13-Apr-19**

Distance **0.28km**

Notes from your agent

Reasonable comparable sale of similar sized piece of land. The recent renovation of the property are fantastic and add a huge amount of value.

RS = Recent sale **UN** = Undisclosed Sale

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