

## 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<br>Including suburb and<br>postcode | 108 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 | \$1,150,000 | & | \$1,200,000 |
|---------------|-------------|---|-------------|

#### Median sale price

|               |             |       |            |        |      |        |           |
|---------------|-------------|-------|------------|--------|------|--------|-----------|
| Median price  | \$1,250,000 | House | X          | Unit   |      | Suburb | Thornbury |
| Period - From | 01/04/2017  | to    | 30/06/2017 | 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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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.



3 1 4

**Rooms:**

**Property Type:** Weather Board

**Agent Comments**

**Indicative Selling Price**

\$1,150,000 - \$1,200,000

**Median House Price**

June quarter 2017: \$1,250,000

## Comparable Properties



**106 Normanby Av THORNBURY 3071 (REI)**

4 1 3

**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 24/06/2017

**Rooms:** -

**Property Type:** House (Res)

**Agent Comments**

Land size 660m2 (approx). Larger building footprint - 4 bedrooms.



**170 Normanby Av THORNBURY 3071 (REI)**

3 2 1

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 17/06/2017

**Rooms:** -

**Property Type:** House (Res)

**Agent Comments**

Land size 334m2 (approx)

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.