

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 8/10 Normanby Avenue, Thornbury Vic 3071

Indicative selling price

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

Single price \$629,000

Median sale price

Median price \$602,000

Property Type Unit

Suburb Thornbury

Period - From 01/07/2023

to 30/06/2024

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	\$590,000	10/05/2024
2	8/14 Kemp St THORNBURY 3071	\$643,000	17/05/2024
3	4/16a Latham St NORTHCOTE 3070	\$650,000	28/05/2024

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:

20/07/2024 09:16



Property Type: Apartment

Agent Comments

Comparable Properties



4/114 Normanby Av THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 10/05/2024

Property Type: Apartment



8/14 Kemp St THORNBURY 3071 (REI)

Agent Comments



Price: \$643,000

Method: Sold Before Auction

Date: 17/05/2024

Property Type: Apartment



4/16a Latham St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$650,000

Method: Sold Before Auction

Date: 28/05/2024

Property Type: Unit