## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 8/10 Normanby Avenue, Thornbury Vic 3071

## Indicative selling price

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

Single price \$629,000

#### Median sale price

Median price	\$602,000	Pro	perty Type Unit	t		Suburb	Thornbury
Period - From	01/07/2023	to	30/06/2024	So	urce	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.

Add	dress 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

John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> Indicative Selling Price \$629,000 Median Unit Price Year ending June 2024: \$602,000

# **Comparable Properties**



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

8/14 Kemp St THORNBURY 3071 (REI)



Price: \$590,000 Method: Private Sale Date: 10/05/2024 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$643,000 Method: Sold Before Auction Date: 17/05/2024 Property Type: Apartment

2

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

**1** 2 **1 1** 

Agent Comments



Price: \$650,000 Method: Sold Before Auction Date: 28/05/2024 Property Type: Unit

## Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055





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