

## 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

32 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

Suburb

Thornbury

Period-from

01 Nov 2019

to

31 Oct 2020

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

8 Raleigh Street Thornbury VIC 3071	\$1,275,000	01-Aug-20
145 Shaftesbury Parade Thornbury VIC 3071	\$1,385,000	08-Jul-20
79 Pender Street Thornbury VIC 3071	\$1,310,000	06-Nov-20

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: 17 November 2020



**8 Raleigh Street Thornbury VIC 3071**

 3  1  1

Sold Price **\$1,275,000** Sold Date **01-Aug-20**

Distance **0.41km**



**145 Shaftesbury Parade Thornbury VIC 3071**

 3  1  1

Sold Price **\$1,385,000** Sold Date **08-Jul-20**

Distance **0.75km**



**79 Pender Street Thornbury VIC 3071**

 3  1  1

Sold Price <sup>RS</sup> **\$1,310,000** Sold Date **06-Nov-20**

Distance **1.28km**

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

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