

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

4/98 Normanby Avenue, Thornbury Vic 3071

Indicative selling price

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

Single price

\$699,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Thornbury

Period - From

01/01/2021

to

31/12/2021

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	2/139 Normanby Av THORNBURY 3071	\$765,000	05/03/2022
2	3/37 Woolton Av THORNBURY 3071	\$762,000	16/02/2022
3	5/86 Normanby Av THORNBURY 3071	\$731,000	19/03/2022

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:

31/03/2022 11:22



2 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$699,000

Median Unit Price

Year ending December 2021: \$700,000

Comparable Properties



2/139 Normanby Av THORNBURY 3071 (REI)

Agent Comments

2 2 1

Price: \$765,000

Method: Auction Sale

Date: 05/03/2022

Property Type: Townhouse (Res)



3/37 Woolton Av THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$762,000

Method: Auction Sale

Date: 16/02/2022

Property Type: Apartment



5/86 Normanby Av THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$731,000

Method: Auction Sale

Date: 19/03/2022

Property Type: Townhouse (Res)