

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

31 Normanby Avenue, Thornbury Vic 3071

Indicative selling price

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

Range between

\$1,145,000

&

\$1,195,000

Median sale price

Median price

\$1,258,000

House

X

Unit

Suburb

Thornbury

Period - From

01/10/2016

to

30/09/2017

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	59 Dundas St PRESTON 3072	\$1,160,000	19/08/2017
2	31 Raleigh St THORNBURY 3071	\$1,180,000	09/08/2017
3	55 Rennie St THORNBURY 3071	\$1,205,500	17/06/2017

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.

31 Normanby Avenue, Thornbury Vic 3071



 3  2  2

Rooms: 4
Property Type: House
Land Size: 335 sqm approx
Agent Comments

Indicative Selling Price
\$1,145,000 - \$1,195,000
Median House Price
Year ending September 2017: \$1,258,000

Comparable Properties



59 Dundas St PRESTON 3072 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,160,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 318 sqm approx

31 Raleigh St THORNBURY 3071 (VG)

Agent Comments

 3  -  -

Price: \$1,180,000
Method: Sale
Date: 09/08/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 296 sqm approx



55 Rennie St THORNBURY 3071 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,205,500
Method: Auction Sale
Date: 17/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 334 sqm approx