

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

4/114 Normanby Avenue, Thornbury Vic 3071

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Thornbury

Period - From 17/04/2023 to 16/04/2024 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	7/360 St Georges Rd THORNBURY 3071	\$580,000	12/03/2024
2	7/9 Hammond St THORNBURY 3071	\$569,000	08/03/2024
3			

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:

17/04/2024 14:27



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

17/04/2023 - 16/04/2024: \$600,000

Comparable Properties



7/360 St Georges Rd THORNBURY 3071 (REI) Agent Comments



Price: \$580,000

Method: Private Sale

Date: 12/03/2024

Property Type: Unit



7/9 Hammond St THORNBURY 3071 (REI) Agent Comments



Price: \$569,000

Method: Private Sale

Date: 08/03/2024

Property Type: Apartment

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.