

## 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

182 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)

Range between

\$875,000

&

\$950,000

#### Median sale price

Median price

\$1,250,000

House

X

Unit

Suburb

Thornbury

Period - From

01/04/2017

to

30/06/2017

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	159a Smith St THORNBURY 3071	\$905,000	08/07/2017
2	3 St Georges Rd PRESTON 3072	\$942,000	08/07/2017
3	131 Gilbert Rd PRESTON 3072	\$950,000	09/09/2017

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.~~

182 Normanby Avenue, Thornbury Vic 3071



2 1 1

**Rooms:** 4

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 334 sqm approx

Agent Comments

**Indicative Selling Price**

\$875,000 - \$950,000

**Median House Price**

June quarter 2017: \$1,250,000

## Comparable Properties



**159a Smith St THORNBURY 3071 (REI)**

Agent Comments

2 1 -

**Price:** \$905,000

**Method:** Auction Sale

**Date:** 08/07/2017

**Rooms:** -

**Property Type:** House (Res)



**3 St Georges Rd PRESTON 3072 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$942,000

**Method:** Auction Sale

**Date:** 08/07/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 465 sqm approx



**131 Gilbert Rd PRESTON 3072 (REI)**

Agent Comments

2 1 2

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 09/09/2017

**Rooms:** -

**Property Type:** House (Res)