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 | 182 Normanby Avenue, Thornbury Vic 3071 |
|------------------------------|---|
| postcode | |
| | |

Indicative selling price

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

| Range between | \$875,000 | & | \$950,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$1,250,000 | Hou | ise X | Unit | | Suburb | Thornbury |
|---------------|-------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/04/2017 | to | 30/06/2017 | | Source | REIV | |

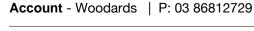
Comparable property sales (*Delete A or B below as applicable)

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.

| Ad | dress 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.









Property Type: House (Previously

Occupied - Detached) Land Size: 334 sqm approx

Agent Comments

Indicative Selling Price \$875,000 - \$950,000 **Median House Price** June guarter 2017: \$1,250,000

Comparable Properties



159a Smith St THORNBURY 3071 (REI)

Price: \$905.000 Method: Auction Sale Date: 08/07/2017

Rooms: -

Property Type: House (Res)

Agent Comments



3 St Georges Rd PRESTON 3072 (REI/VG)

Agent Comments

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)

-2

6 ≥

Price: \$950,000 Method: Auction Sale Date: 09/09/2017

Rooms: -

Property Type: House (Res)

Agent Comments



Account - Woodards | P: 03 86812729





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