

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

172a Normanby Avenue, Thornbury Vic 3071

Indicative selling price

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

Range between \$720,000

&

\$770,000

Median sale price

Median price \$1,250,000

House

X

Unit

Suburb Thornbury

Period - From 01/10/2017

to

31/12/2017

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	25 Hobson St THORNBURY 3071	\$830,000	11/11/2017
2	399 St Georges Rd THORNBURY 3071	\$805,000	21/10/2017
3	1/141 Normanby Av THORNBURY 3071	\$750,000	15/02/2018

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.



2
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 2

Rooms:**Property Type:** House**Land Size:** 167 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$770,000

Median House Price

December quarter 2017: \$1,250,000

Comparable Properties

**25 Hobson St THORNBURY 3071 (REI)**

Agent Comments

2
 1
 1

Price: \$830,000**Method:** Auction Sale**Date:** 11/11/2017**Rooms:** -**Property Type:** House (Res)**399 St Georges Rd THORNBURY 3071 (REI)**

Agent Comments

2
 1
 1

Price: \$805,000**Method:** Auction Sale**Date:** 21/10/2017**Rooms:** -**Property Type:** House (Res)**1/141 Normanby Av THORNBURY 3071 (REI)**

Agent Comments

2
 2
 1

Price: \$750,000**Method:** Private Sale**Date:** 15/02/2018**Rooms:** -**Property Type:** Townhouse (Res)