

Michael Divito 03 9489 9422 0403 739 393 michaeldivito@mcgrath.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Including suburl	dress 4/124 Norr o and tcode	4/124 Normanby Avenue, Thornbury Vic 3071							
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between	\$650,000	&	\$690,000						

### Median sale price

Median price	\$1,192,000	Ηοι	ıse X	Unit		Suburb	Thornbury
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

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

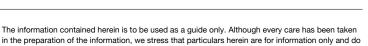
**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1/141 Normanby Av THORNBURY 3071	\$750,000	15/02/2018
2	2/54 Gadd St NORTHCOTE 3070	\$707,000	07/04/2018
3	50 Garnet St PRESTON 3072	\$635,000	17/03/2018

## 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.

Account - Mcgrath Northcote | P: 03 9489 9422 | F: 03 9486 2614



not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 25/05/2018 16:41





# **McGrath**

Michael Divito 03 9489 9422 0403 739 393 michaeldivito@mcgrath.com.au

\$650,000 - \$690,000 **Median House Price** 

**Indicative Selling Price** 

March quarter 2018: \$1,192,000



Rooms:

Property Type: Unit **Agent Comments** 

## Comparable Properties

## 1/141 Normanby Av THORNBURY 3071 (REI)

Price: \$750,000 Method: Private Sale Date: 15/02/2018

Rooms: -

Agent Comments

Same location, similar accommodation, with an extra bathroom. In a larger development, brand new.

Property Type: Townhouse (Res)



## 2/54 Gadd St NORTHCOTE 3070 (REI/VG)

**-**2

Price: \$707,000 Method: Private Sale Date: 07/04/2018

Rooms: -

Property Type: Townhouse (Single)

## Agent Comments

Tri Level townhouse in a larger complex. Similar location, with an extra bathroom, also offered study area, similar age.









Price: \$635.000 Method: Auction Sale Date: 17/03/2018 Rooms: 5

Property Type: Townhouse (Res) Land Size: 144 sqm approx

## Agent Comments

Similar accommodation, location further north and older in age.



Account - Mcgrath Northcote | P: 03 9489 9422 | F: 03 9486 2614

Generated: 25/05/2018 16:41



