

## 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 4/124 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 \$650,000 & \$690,000

#### Median sale price

Median price \$1,192,000 House 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.

|   | Address 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.

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**Indicative Selling Price**

\$650,000 - \$690,000

**Median House Price**

March quarter 2018: \$1,192,000



**Rooms:**

**Property Type:** Unit

Agent Comments

## Comparable Properties

1/141 Normanby Av THORNBURY 3071 (REI)



Agent Comments

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

**Price:** \$750,000

**Method:** Private Sale

**Date:** 15/02/2018

**Rooms:** -

**Property Type:** Townhouse (Res)



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



Agent Comments

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

**Price:** \$707,000

**Method:** Private Sale

**Date:** 07/04/2018

**Rooms:** -

**Property Type:** Townhouse (Single)



50 Garnet St PRESTON 3072 (REI/VG)



Agent Comments

Similar accommodation, location further north and older in age.

**Price:** \$635,000

**Method:** Auction Sale

**Date:** 17/03/2018

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 144 sqm approx