

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

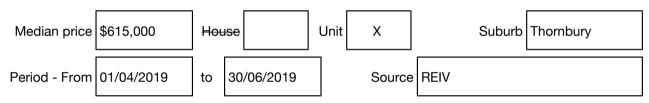
88 4/79 Normanby Avenue, Thornbury Vic 3071 d le

Indicative selling price

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

Range between \$440,000	&	\$470,000
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Median sale price



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	4/42-44 Clarendon St THORNBURY 3071	\$485,000	18/07/2019
2	8/14 Kemp St THORNBURY 3071	\$480,000	26/06/2019
3	8/17 Kemp St THORNBURY 3071	\$445,500	09/04/2019

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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do 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.

McGrath





Rooms: Property Type: Apartment Agent Comments

Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

Indicative Selling Price \$440,000 - \$470,000 **Median Unit Price** June quarter 2019: \$615,000

Comparable Properties



4/42-44 Clarendon St THORNBURY 3071 (REI) Agent Comments



Price: \$485,000 Method: Private Sale Date: 18/07/2019 Rooms: -Property Type: Apartment

8/14 Kemp St THORNBURY 3071 (REI)

Agent Comments





Price: \$480,000 Method: Private Sale Date: 26/06/2019 Rooms: 4 Property Type: Unit

8/17 Kemp St THORNBURY 3071 (REI/VG)

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Agent Comments



Price: \$445.500 Method: Private Sale Date: 09/04/2019 Rooms: -Property Type: Apartment

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