

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

4/79 Normanby Avenue, Thornbury Vic 3071

Indicative selling price

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

Range between \$440,000

&

\$470,000

Median sale price

Median price \$615,000

House

Unit

X

Suburb

Thornbury

Period - From 01/04/2019

to

30/06/2019

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	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.



Rooms:

Property Type: Apartment

Agent Comments

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)

Agent Comments



Price: \$445,500

Method: Private Sale

Date: 09/04/2019

Rooms: -

Property Type: Apartment