

# 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 6/114 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 \$500,000 & \$550,000

### Median sale price

Median price \$560,000 Property Type Unit Suburb Thornbury

Period - From 23/06/2020 to 22/06/2021 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	15/8 Kemp St THORNBURY 3071	\$545,000	22/05/2021
2	8/22 Smith St THORNBURY 3071	\$595,000	08/05/2021
3	3/57 Harold St THORNBURY 3071	\$573,000	15/02/2021

**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.~~

This Statement of Information was prepared on: 23/06/2021 12:29



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**15/8 Kemp St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$545,000

**Method:** Auction Sale

**Date:** 22/05/2021

**Property Type:** Apartment

**8/22 Smith St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$595,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** Apartment



**3/57 Harold St THORNBURY 3071 (REI/VG)**

Agent Comments



**Price:** \$573,000

**Method:** Sold Before Auction

**Date:** 15/02/2021

**Property Type:** Unit