

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

1/10 Normanby Avenue, Thornbury Vic 3071

Indicative selling price

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

Range between \$675,000

&

\$710,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Thornbury

Period - From 01/07/2021

to 30/09/2021

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	7/9 Kemp St THORNBURY 3071	\$710,000	25/07/2021
2	7/86 Collins St THORNBURY 3071	\$668,000	25/11/2021
3	3/31 Woolton Av THORNBURY 3071	\$655,000	06/10/2021

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:

20/12/2021 13:52

1/10 Normanby Avenue, Thornbury Vic 3071



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Indicative Selling Price

\$675,000 - \$710,000

Median Unit Price

September quarter 2021: \$680,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



7/9 Kemp St THORNBURY 3071 (REI/VG)

Agent Comments

2 1 1

Price: \$710,000

Method: Auction Sale

Date: 25/07/2021

Property Type: Apartment



7/86 Collins St THORNBURY 3071 (REI)

Agent Comments

2 1 2

Price: \$668,000

Method: Sold Before Auction

Date: 25/11/2021

Property Type: Apartment



3/31 Woolton Av THORNBURY 3071 (REI/VG)

Agent Comments

2 1 1

Price: \$655,000

Method: Auction Sale

Date: 06/10/2021

Property Type: Apartment

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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