Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/114 Normanby Avenue, Thornbury Vic 3071

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$550,000		&		\$590,000			
Median sale p	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Thornbury
Period - From	17/04/2023	to	16/04/2024		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7/360 St Georges Rd THORNBURY 3071	\$580,000	12/03/2024
2	7/9 Hammond St THORNBURY 3071	\$569,000	08/03/2024
3			

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:

17/04/2024 14:27







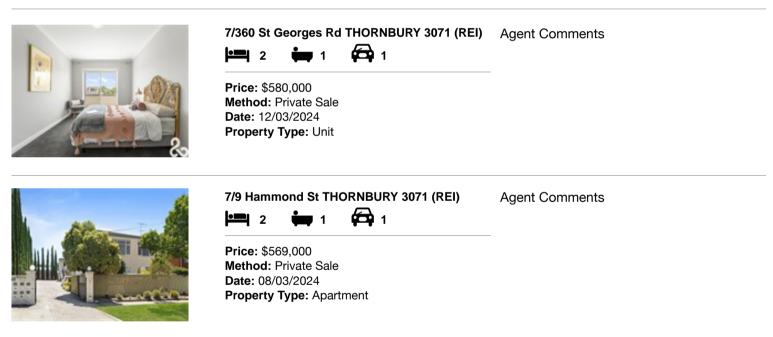


Property Type: Apartment Agent Comments

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> Indicative Selling Price \$550,000 - \$590,000 Median Unit Price 17/04/2023 - 16/04/2024: \$600,000

Comparable Properties



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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