

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 4/50 Normanby Avenue, Thornbury Vic 3071

Indicative selling price

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

Range between \$290,000 & \$319,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Thornbury

Period - From 21/12/2019 to 20/12/2020 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	5/110 Ballantyne St THORNBURY 3071	\$332,500	13/10/2020
2	6/101 St David St THORNBURY 3071	\$314,500	17/12/2020
3	8/15 Rennie St THORNBURY 3071	\$311,000	25/07/2020

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.~~

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Indicative Selling Price

\$290,000 - \$319,000

Median Unit Price

21/12/2019 - 20/12/2020: \$610,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



5/110 Ballantyne St THORNBURY 3071 (REI/VG)

Agent Comments

1 1 1

Price: \$332,500

Method: Private Sale

Date: 13/10/2020

Property Type: Apartment

6/101 St David St THORNBURY 3071 (REI)

Agent Comments

1 1 1

Price: \$314,500

Method: Sold Before Auction

Date: 17/12/2020

Property Type: Apartment



8/15 Rennie St THORNBURY 3071 (REI/VG)

Agent Comments

1 1 1

Price: \$311,000

Method: Sold Before Auction

Date: 25/07/2020

Property Type: Apartment