

## 10/26 Normanby Avenue, Thornbury Vic 3071



**1 Bed 1 Bath 1 Car**  
**Property Type:** Townhouse  
**Indicative Selling Price**  
 \$270,000 - \$295,000  
**Median Unit Price**  
 Year ending March 2019: \$560,000

## Comparable Properties

---



**9/33 Pender Street, Thornbury 3071 (REI)**  
**1 Bed 1 Bath 1 Car**  
**Price:** \$307,000  
**Method:** Private Sale  
**Date:** 14/02/2019  
**Property Type:** Flat  
**Agent Comments:** Superior renovation, quieter street

---



**9/90 Harold Street, Thornbury 3071 (REI)**  
**1 Bed 1 Bath 1 Car**  
**Price:** \$290,000  
**Method:** Private Sale  
**Date:** 30/04/2019  
**Property Type:** Apartment  
**Agent Comments:** Similar condition internally & externally, quiet street

---



**7/45 Clarendon Street, Thornbury 3071 (REI)**  
**1 Bed 1 Bath 1 Car**  
**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 02/05/2019  
**Property Type:** Flat  
**Agent Comments:** Similar interior, externally in better condition. Has a secure entry and quieter location.

---

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

10/26 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 

\$270,000
-----------

 & 

\$295,000
-----------

#### Median sale price

Median price 

\$560,000
-----------

 Unit 

X
---

 Suburb 

Thornbury
-----------

Period - From 

1/04/2018
-----------

 to 

31/03/2019
------------

 Source 

Pricfinder
------------

#### Comparable property sales

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
9/33 Pender Street, THORNBURY 3071	\$307,000	14/02/2019
9/90 Harold Street, THORNBURY 3071	\$290,000	30/04/2019
7/45 Clarendon Street, THORNBURY 3071	\$280,000	02/05/2019