Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,275,000

Property offered for sale

Address	118 Normanby Avenue, Thornbury Vic 3071
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,250,000	&	\$1,320,000
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Median sale price

Median price	\$1,485,000	Pro	perty Type H	ouse		Suburb	Thornbury
Period - From	01/01/2024	to	31/03/2024	Sc	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

97 Normanby Av THORNBURY 3071

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	304 Gooch St THORNBURY 3071	\$1,350,000	21/12/2024	
2	251 Gooch St THORNBURY 3071	\$1.340.000	26/03/2024	

OR

3

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:	13/06/2024 10:45



12/01/2024



Anthony De Iesi 9489 9422 0407 803 501 anthonydeiesi@mcgrath.com.au

Indicative Selling Price \$1,250,000 - \$1,320,000 **Median House Price** March quarter 2024: \$1,485,000



Property Type: Agent Comments

Comparable Properties



304 Gooch St THORNBURY 3071 (REI)





Price: \$1,350,000

Method:

Date: 21/12/2024 Property Type: House **Agent Comments**



251 Gooch St THORNBURY 3071 (REI)







Price: \$1,340,000

Method:

Date: 26/03/2024 Property Type: House Agent Comments



97 Normanby Av THORNBURY 3071 (VG)





Price: \$1,275,000 Method: Sale Date: 12/01/2024

Property Type: House (Previously Occupied -

Detached)

Land Size: 502 sqm approx

Agent Comments





Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614

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