

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

118 Normanby Avenue, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,250,000 & \$1,320,000

Median sale price

Median price \$1,485,000 Property Type House Suburb Thornbury

Period - From 01/01/2024 to 31/03/2024 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	304 Gooch St THORNBURY 3071	\$1,350,000	21/12/2024
2	251 Gooch St THORNBURY 3071	\$1,340,000	26/03/2024
3	97 Normanby Av THORNBURY 3071	\$1,275,000	12/01/2024

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:

13/06/2024 10:45



3 1 3

Property Type:

Agent Comments

Comparable Properties



304 Gooch St THORNBURY 3071 (REI)

Agent Comments

3 1 2

Price: \$1,350,000

Method:

Date: 21/12/2024

Property Type: House



251 Gooch St THORNBURY 3071 (REI)

Agent Comments

3 1 1

Price: \$1,340,000

Method:

Date: 26/03/2024

Property Type: House



97 Normanby Av THORNBURY 3071 (VG)

Agent Comments

2 - -

Price: \$1,275,000

Method: Sale

Date: 12/01/2024

Property Type: House (Previously Occupied - Detached)

Land Size: 502 sqm approx