

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

13 Normanby Avenue, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,280,000 & \$1,400,000

Median sale price

Median price \$1,445,000 Property Type House Suburb Thornbury

Period - From 01/10/2022 to 30/09/2023 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	120 Emmaline St NORTHCOTE 3070	\$1,389,000	09/09/2023
2	36 Smith St THORNBURY 3071	\$1,375,000	09/09/2023
3	145a Victoria Rd NORTHCOTE 3070	\$1,372,000	22/09/2023

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:

10/11/2023 12:38



Rooms: 4

Property Type: House (Res)

Land Size: 343 sqm approx

Agent Comments

Comparable Properties



120 Emmaline St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,389,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)



36 Smith St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,375,000

Method: Private Sale

Date: 09/09/2023

Property Type: House

Land Size: 279 sqm approx



145a Victoria Rd NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,372,000

Method: Sold Before Auction

Date: 22/09/2023

Property Type: House (Res)