

A bright yellow bicycle is parked on a paved surface against a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a residential street with trees and a building.

RayWhite.

**Statement
of
information**

158 NORMANBY AVENUE, THORNBURY, VIC 3071
PREPARED BY ALEX ILYIN , RAY WHITE BRUNSWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

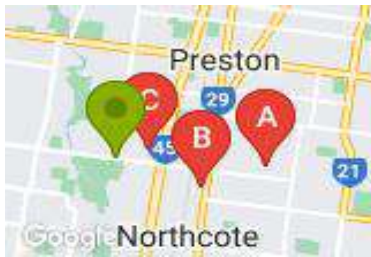
158 NORMANBY AVENUE, THORNBURY,  -  -  -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$1,250,000 to \$1,350,000**

Provided by: Alex Ilyin, Ray White Brunswick

MEDIAN SALE PRICE



THORNBURY, VIC, 3071

Suburb Median Sale Price (House)

\$1,420,000

01 October 2022 to 30 September 2023

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.

124 GOOCH ST, THORNBURY, VIC 3071  3  1  1

Sale Price

***\$1,308,000**

Sale Date: 05/08/2023

Distance from Property: 1.9km 56 JOHNSON ST, THORNBURY, VIC 3071  2  1  2

Sale Price

\$1,320,000

Sale Date: 01/07/2023

Distance from Property: 1.2km 109 SMITH ST, THORNBURY, VIC 3071  2  1  1

Sale Price

***\$1,272,000**

Sale Date: 07/09/2023

Distance from Property: 436m This report has been compiled on 26/10/2023 by Ray White Brunswick. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale


Address Including suburb and postcode: **158 NORMANBY AVENUE, THORNBURY, VIC 3071**

Indicative selling price

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

Price Range: **\$1,250,000 to \$1,350,000**

Median sale price

Median price: **\$1,420,000** Property type: **House** Suburb: **THORNBURY**
Period: **01 October 2022 to 30 September 2023** Source: 

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
124 GOOCH ST, THORNBURY, VIC 3071	*\$1,308,000	05/08/2023
56 JOHNSON ST, THORNBURY, VIC 3071	\$1,320,000	01/07/2023
109 SMITH ST, THORNBURY, VIC 3071	*\$1,272,000	07/09/2023

This Statement of Information was prepared on: **26/10/2023**