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

95 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 & $1,350,000

Median sale price

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

| Period - From | 01/07/2023 | 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	65 Alston St THORNBURY 3071	$1,280,000	22/09/2023
2	344 Victoria Rd THORNBURY 3071	$1,310,000	02/09/2023
3	497 St Georges Rd THORNBURY 3071	$1,250,000	13/05/2023

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: 18/10/2023 16:16

CONSUMER AFFAIRS VICTORIA

McGrath

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Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
September quarter 2023: $1,485,000

🛏 3   🛁 2   🚗 2

Property Type:

Agent Comments

Comparable Properties

65 Alston St THORNBURY 3071 (REI)

🛏 3   🛁 1   🚗 3

Price: $1,280,000
Method:
Date: 22/09/2023
Property Type: House

Agent Comments

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344 Victoria Rd THORNBURY 3071 (REI)

🛏 3   🛁 1   🚗 1

Price: $1,310,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)

Agent Comments

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497 St Georges Rd THORNBURY 3071 (REI/VG)

🛏 4   🛁 2   🚗 3

Price: $1,250,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 547 sqm approx

Agent Comments

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

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THE DIFFERENCE

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