

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

97 NORMANBY AVENUE THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,415,000

Property type

House

Suburb

Thornbury

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

| | | |
|---|-------------|-----------|
| 95 NORMANBY AVENUE THORNBURY VIC 3071 | \$1,462,000 | 11-Nov-23 |
| 109 SMITH STREET THORNBURY VIC 3071 | \$1,272,000 | 04-Sep-23 |
| 140 CLARENDON STREET THORNBURY VIC 3071 | \$1,350,000 | 01-Nov-23 |

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 6 months.~~

This Statement of Information was prepared on: 21 November 2023

MOSS SALES

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**95 NORMANBY AVENUE
THORNBURY VIC 3071**

3 2 2

Sold Price ^{RS} **\$1,462,000** Sold Date **11-Nov-23**

Distance **0.01km**



**109 SMITH STREET THORNBURY
VIC 3071**

2 1 1

Sold Price **\$1,272,000** Sold Date **04-Sep-23**

Distance **0.2km**



**140 CLARENDON STREET
THORNBURY VIC 3071**

3 1 2

Sold Price ^{RS} **\$1,350,000** ^{UN} Sold Date **01-Nov-23**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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