

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

4/124 Normanby Avenue, Thornbury Vic 3071

Indicative selling price

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

Range between \$750,000 & \$780,000

Median sale price

Median price \$881,000 Property Type Townhouse Suburb Thornbury

Period - From 13/06/2023 to 12/06/2024 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	2/274 St Georges Rd NORTHCOTE 3070	\$795,000	28/04/2024
2	9/109 Victoria St BRUNSWICK EAST 3057	\$773,000	24/02/2024
3	1/116 Normanby Av THORNBURY 3071	\$750,000	05/06/2024

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 10:06



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$750,000 - \$780,000
Median Townhouse Price
13/06/2023 - 12/06/2024: \$881,000

Comparable Properties



2/274 St Georges Rd NORTHCOTE 3070 (REI) **Agent Comments**

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Price: \$795,000
Method: Private Sale
Date: 28/04/2024
Property Type: Townhouse (Single)



9/109 Victoria St BRUNSWICK EAST 3057 (REI) **Agent Comments**

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Price: \$773,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Townhouse (Res)



1/116 Normanby Av THORNBURY 3071 (REI) **Agent Comments**

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Price: \$750,000
Method: Private Sale
Date: 05/06/2024
Property Type: Townhouse (Single)

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