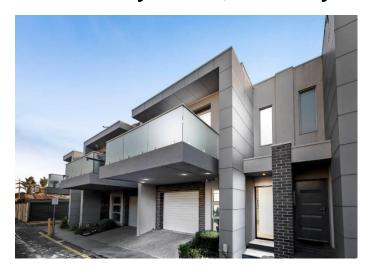
4/1 Normanby Avenue, Thornbury Vic 3071



2 Bed 2 Bath 1 Car Property Type: Townhouse (Single) Indicative Selling Price \$695,000 Median House Price

Year ending June 2022: \$696,250

Comparable Properties



4/98 Normanby Avenue, Thornbury 3071 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$700,000 Method: Private Sale Date: 27/04/2022

Property Type: Townhouse (Single)

Agent Comments: Same location & accommodation,

similar in style and size

Statement of Information

Address of comparable property

4/98 Normanby Avenue, THORNBURY 3071

This Statement of Information was prepared on:

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Date of sale

27/04/2022

Property offered for sale	
Address Including suburb or locality and postcode	4/1 Normanby Avenue, Thornbury Vic 3071
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting	
Single Price	\$695,000
Median sale price	
Median price	\$696,250 Unit x Suburb Thornbury
Period - From	01/07/2022 to 30/06/2022 Source REIV
Comparable property sales	
These are the three properties sold within two kilometres of the property for sale in the last six months that the esta	

Price

10/10/2022

\$700,000

agent or agent's representative considers to be most comparable to the property for sale.

