

## 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

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

Sections 47AF of the *Estate Agents Act 1980*

#### 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](http://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 estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4/98 Normanby Avenue, THORNBURY 3071	\$700,000	27/04/2022

This Statement of Information was prepared on:

10/10/2022