#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	2/98 Normanby Avenue, Thornbury Vic 3071
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$680,000 & \$740,000	Range between	\$680,000	&	\$740,000
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#### Median sale price

Median price	\$1,455,000	Pro	perty Type	House		Suburb	Thornbury
Period - From	01/04/2024	to	31/03/2025		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

Aut	areas or comparable property	1 1100	Date of Sale
1	14/55 Gadd St NORTHCOTE 3070	\$760,000	08/03/2025
2	4/73 Gadd St NORTHCOTE 3070	\$700,000	06/03/2025
3	2/109 Plenty Rd PRESTON 3072	\$730,000	17/02/2025

#### 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:	29/05/2025 11:35



Date of sale



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**Indicative Selling Price** \$680,000 - \$740,000 **Median House Price** 

Year ending March 2025: \$1,455,000



## Property Type: Townhouse (Single)

**Agent Comments** 

## Comparable Properties



14/55 Gadd St NORTHCOTE 3070 (REI/VG)

2



Price: \$760,000 Method: Private Sale Date: 08/03/2025

Property Type: Townhouse (Single)

**Agent Comments** 



4/73 Gadd St NORTHCOTE 3070 (REI/VG)

2





Agent Comments

Price: \$700,000 Method: Private Sale Date: 06/03/2025

Rooms: 3

Property Type: Townhouse (Res)

2/109 Plenty Rd PRESTON 3072 (REI/VG)

Price: \$730,000





Method: Sold Before Auction

Date: 17/02/2025

Property Type: Townhouse (Res)

**Agent Comments** 



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