

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 1/350 Gooch Street, Thornbury Vic 3071

Indicative selling price

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

Single price \$720,000

Median sale price

Median price \$1,250,000

House X

Unit

Suburb Thornbury

Period - From 01/04/2017

to 30/06/2017

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	352 Gooch St THORNBURY 3071	\$800,000	11/07/2017
2	4/42 Pender St THORNBURY 3071	\$751,000	28/07/2017
3	11/350 Gooch St THORNBURY 3071	\$750,000	13/06/2017

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties

352 Gooch St THORNBURY 3071 (REI)

Agent Comments



Price: \$800,000

Method: Sold Before Auction

Date: 11/07/2017

Rooms: -

Property Type: Townhouse (Res)

4/42 Pender St THORNBURY 3071 (VG)

Agent Comments



Price: \$751,000

Method: Sale

Date: 28/07/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

11/350 Gooch St THORNBURY 3071 (REI)

Agent Comments



Price: \$750,000

Method: Sold Before Auction

Date: 13/06/2017

Rooms: -

Property Type: Townhouse (Res)