

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

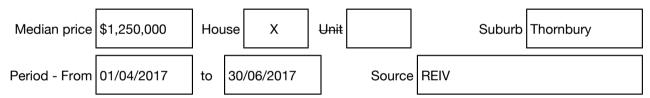
1/350 Gooch Street, Thornbury Vic 3071

Indicative selling price

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

Single price \$720,000

Median sale price



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.

Account - Mcgrath Northcote | P: 03 9489 9422 | F: 03 9486 2614

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 1/350 Gooch Street, Thornbury Vic 3071

McGrath





Rooms: Property Type: Agent Comments Michael Divito 03 9489 9422 0403 739 393 michaeldivito@mcgrath.com.au

> Indicative Selling Price \$720,000 Median House Price June quarter 2017: \$1,250,000

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	
	C .	
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	
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Price: \$750,000		
Method: Sold Before Auction		
Date: 13/06/2017		
Rooms: -		
Property Type: Townhouse (Res)		

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