

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

215 GOOCH STREET, THORNBURY VIC 3071

Indicative selling price

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

Range between:

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,100,000

Property type

House

Suburb

THORNBURY VIC 3071

Period - From

27/09/2018

to

27/09/2019

Source

www.realestate.com.au

Comparable property sales

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. 60 Wilmoth Street, Thornbury Vic 3071	\$1,311,000	26/07/2019
2. 172 Dundas Street, Thornbury Vic 3071	\$1,316,855	06/09/2019
3. 204 Raleigh Street, Thornbury Vic 3071	\$1,350,000	15/06/2019

This Statement of Information was prepared on:

10/10/2019