

## 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

6/350 GOOCH STREET THORNBURY VIC 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$869,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,518,750

Property type

House

Suburb

Thornbury

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

### 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 6 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

20/337 STATION STREET THORNBURY VIC 3071	\$850,000	07-Aug-22
60/337 STATION STREET THORNBURY VIC 3071	\$775,000	07-Apr-22
12/337 STATION STREET THORNBURY VIC 3071	\$850,000	24-May-22

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 6 months.~~

This Statement of Information was prepared on: 05 October 2022

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**20/337 STATION STREET  
THORNBURY VIC 3071**

3 2 1

Sold Price <sup>RS</sup> **\$850,000** Sold Date **07-Aug-22**

Distance **0.61km**



**60/337 STATION STREET  
THORNBURY VIC 3071**

3 2 2

Sold Price **\$775,000** Sold Date **07-Apr-22**

Distance **0.61km**



**12/337 STATION STREET  
THORNBURY VIC 3071**

3 2 1

Sold Price **\$850,000** Sold Date **24-May-22**

Distance **0.61km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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