



Rooms:
Property Type: House

Agent Comments

Kick start your morning with a caffeine fix at High Street and then sit back on the classic porch of this freestanding two bedroom Victorian beauty and watch the world go by. Will you enjoy the current day spaces, add contemporary zest or extend into the north-facing backyard as the family grows?

Indicative Selling Price

\$1,000,000 - \$1,080,000

Median House Price

Year ending March 2017: \$1,140,000

Comparable Properties



104 Mansfield St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,080,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 413 sqm



6 Fyffe St THORNBURY 3071 (REI)

Agent Comments



356sqm

Price: \$1,030,000
Method: Auction Sale
Date: 18/03/2017
Rooms: -
Property Type: House



39 Keon St THORNBURY 3071 (REI)

Agent Comments



365sqm

Price: \$1,020,000
Method: Auction Sale
Date: 18/03/2017
Rooms: -
Property Type: House (Res)

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

3 Gooch Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,000,000 & \$1,080,000

Median sale price

Median price \$1,140,000

House X

Suburb Thornbury

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

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
104 Mansfield St THORNBURY 3071	\$1,080,000	08/04/2017
6 Fyffe St THORNBURY 3071	\$1,030,000	18/03/2017
39 Keon St THORNBURY 3071	\$1,020,000	18/03/2017