

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

14/326 Gooch Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$790,000

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	348 Gooch St THORNBURY 3071	\$800,000	11/07/2017
2	8/350 Gooch St THORNBURY 3071	\$750,000	03/05/2017
3	7/332-336 Gooch St THORNBURY 3071	\$750,000	24/04/2017

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

Indicative Selling Price

\$790,000

Median House Price

June quarter 2017: \$1,250,000

Comparable Properties

348 Gooch St THORNBURY 3071 (REI)

Agent Comments



Price: \$800,000
Method: Sold Before Auction
Date: 11/07/2017
Rooms: -
Property Type: Townhouse (Res)

8/350 Gooch St THORNBURY 3071 (REI)

Agent Comments



Price: \$750,000
Method: Sold Before Auction
Date: 03/05/2017
Rooms: -
Property Type: Townhouse (Res)

7/332-336 Gooch St THORNBURY 3071 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 24/04/2017
Rooms: -
Property Type: Townhouse (Res)