

## 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

258 Gooch Street, Thornbury VIC 3071

**Indicative selling price**

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

Single price 

\$1,150,000

**Median sale price**Median price 

\$1,140,000

Property type 

House

Suburb 

Thornbury

Period - From

June 2019

to

Sept 2019

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. 279 Rossmoyne Street, Thornbury	\$1,117,000	14/12/2019
2. 9 Gladhall Avenue, Thornbury	\$1,178,000	26/10/2019
3. 160 Dundas Street, Thornbury	\$1,100,000	27/08/2019

**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.~~

This Statement of Information was prepared on: 

20/12/19

## Comparable properties



**\$1,117,000**

279 Rossmoyne Street, Thornbury, Victoria

**DATE:** 14/12/2019

**PROPERTY TYPE:** House

 3     1  
 2     450 sqm x



**\$1,178,000**

9 Gladhall Avenue, Thornbury, Victoria

**DATE:** 26/10/2019

**PROPERTY TYPE:** House

 3     1  
 4     528 sqm



**\$1,100,000**

160 Dundas Street, Thornbury, Victoria

**DATE:** 27/08/2019

**PROPERTY TYPE:** House

 3     1  
 3     591 sqm

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee