

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

137 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

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,102,500

Property type

House

Suburb

Thornbury

Period-from

01 Feb 2019

to

31 Jan 2020

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

23 Miller Street Thornbury VIC 3071	\$975,000	17-Aug-19
347 St Georges Road Thornbury VIC 3071	\$1,042,500	01-Jan-20
19 Harold Street Thornbury VIC 3071	\$1,060,000	11-Jun-19

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: 12 February 2020



23 Miller Street Thornbury VIC 3071 Sold Price **\$975,000** Sold Date **17-Aug-19**

 3  1  1

Distance **1.52km**



347 St Georges Road Thornbury VIC 3071 Sold Price ^{RS} **\$1,042,500** ^{UN} Sold Date **01-Jan-20**

 3  1  1

Distance **1.47km**



19 Harold Street Thornbury VIC 3071 Sold Price **\$1,060,000** Sold Date **11-Jun-19**

 3  1  1

Distance **0.9km**



17 Alexandra Street Thornbury VIC 3071 Sold Price **\$1,100,000** Sold Date **31-Aug-19**

 2  1  1

Distance **0.53km**



131 Gooch Street Thornbury VIC 3071 Sold Price **\$1,165,000** Sold Date **17-Aug-19**

 3  1  1

Distance **0.04km**



337 Gillies Street Thornbury VIC 3071 Sold Price Sold Date **22-Nov-19**

 3  1  2

Distance **1.04km**

RS = Recent sale UN = Undisclosed Sale

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96 Rossmoyne Street Thornbury VIC 3071

Sold Price **\$1,180,000** Sold Date **14-Sep-19**

 3  1  2

Distance **0.22km**



91 Ballantyne Street Thornbury VIC 3071

Sold Price **\$1,235,000** Sold Date **03-Aug-19**

 3  1  1

Distance **1.45km**

RS = Recent sale **UN** = Undisclosed Sale

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