Nelson Alexander

Peter Egan 9486 1800 0411 844 230 pegan@nelsonalexander.com.au

> **Indicative Selling Price** \$1,100,000 - \$1,210,000 **Median House Price** June quarter 2017: \$1,250,000



Rooms:

Property Type: House (Previously Occupied - Detached) Land Size: 470 sqm approx

Agent Comments

Comparable Properties



104 Mansfield St THORNBURY 3071 (REI)

--- 3

Price: \$1,080,000 Method: Auction Sale Date: 08/04/2017

Rooms: 5

Property Type: House (Res) Land Size: 413 sqm approx

Agent Comments



371 Station St THORNBURY 3071 (REI)

-3





Price: \$1,031,000 Method: Auction Sale Date: 17/06/2017

Rooms: -

Property Type: House (Res)

Agent Comments

203 Gooch St THORNBURY 3071 (VG)





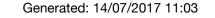
Price: \$1,025,000 Method: Sale Date: 09/03/2017

Rooms: -

Property Type: House (Res) Land Size: 470 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9486 1800 | F: 03 9482 2759









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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address	201 Gooch Street, Thornbury Vic 3071
,	1201 Goodi Street, Mornbury vic 3071
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,210,000

Median sale price

Median price \$1,250	,000 Hou	use X	Subi	urb Thornbury
Period - From 01/04/2	2017 to 30	0/06/2017	Source F	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
371 Station St THORNBURY 3071	\$1,031,000	17/06/2017
203 Gooch St THORNBURY 3071	\$1,025,000	09/03/2017



