



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 470 sqm approx

Agent Comments

## 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 approx



**371 Station St THORNBURY 3071 (REI)**

Agent Comments



**Price:** \$1,031,000

**Method:** Auction Sale

**Date:** 17/06/2017

**Rooms:** -

**Property Type:** House (Res)

**203 Gooch St THORNBURY 3071 (VG)**

Agent Comments



**Price:** \$1,025,000

**Method:** Sale

**Date:** 09/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 470 sqm approx

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 201 Gooch Street, Thornbury Vic 3071

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

**Median sale price**

Median price \$1,250,000 House X Suburb Thornbury  
 Period - From 01/04/2017 to 30/06/2017 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
371 Station St THORNBURY 3071	\$1,031,000	17/06/2017
203 Gooch St THORNBURY 3071	\$1,025,000	09/03/2017