



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 253 Gooch Street, THORNBURY 3071

House

3 beds

2 baths

2 parking

### Indicative selling price

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

## Range from \$1,390,000 - \$1,490,000

### Median sale price

Median **House** for **T HORN BURY** for period **Apr 2017 - Sep 2017**  
Sourced from **Pricefinder**.

## \$1,181,000

### Comparable property sales

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 the most comparable to the property for sale.

**316 Rossmoyne Street,** Price **\$1,375,000** Sold 02 September 2017  
Thornbury 3071

**118 Rossmoyne Street,** Price **\$1,400,000** Sold 27 May 2017  
Thornbury 3071

**129 Collins Street,** Price **\$1,345,006** Sold 08 April 2017  
Thornbury 3071

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

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