

## 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 104 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 \$379,000

&

\$409,000

#### Median sale price

Median price \$605,000

House

Unit

X

Suburb

Thornbury

Period - From 01/10/2017

to

31/12/2017

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	6/86 Flinders St THORNBURY 3071	\$377,000	14/10/2017
2	7/20 Kemp St THORNBURY 3071	\$374,060	06/12/2017
3	10/66 Dundas St THORNBURY 3071	\$373,333	22/11/2017

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.



 1    1    1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$379,000 - \$409,000  
**Median Unit Price**  
December quarter 2017: \$605,000

## Comparable Properties



**6/86 Flinders St THORNBURY 3071 (REI)**

**Agent Comments**

 1    1    1

**Price:** \$377,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** -  
**Property Type:** Apartment



**7/20 Kemp St THORNBURY 3071 (REI)**

**Agent Comments**

 1    1    1

**Price:** \$374,060  
**Method:** Auction Sale  
**Date:** 06/12/2017  
**Rooms:** -  
**Property Type:** Apartment



**10/66 Dundas St THORNBURY 3071 (REI)**

**Agent Comments**

 1    1    1

**Price:** \$373,333  
**Method:** Sold Before Auction  
**Date:** 22/11/2017  
**Rooms:** -  
**Property Type:** Apartment