



Rooms:

Property Type:

Agent Comments

Comparable Properties



3/1 Smith St THORNBURY 3071 (REI)

Agent Comments



Price: \$998,000

Method: Sold Before Auction

Date: 08/05/2017

Rooms: -

Property Type: Townhouse (Res)



35 Beaconsfield Pde NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$960,000

Method: Auction Sale

Date: 18/02/2017

Rooms: -

Property Type: Townhouse (Res)

108 Wales St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$905,000

Method: Auction Sale

Date: 25/02/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 180 sqm

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 219B Gooch Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$900,000 & \$970,000

Median sale price

Median price \$1,256,000 House X Suburb Thornbury
 Period - From 01/01/2017 to 31/03/2017 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 |
|------------------------------------|-----------|--------------|
| 3/1 Smith St THORNBURY 3071 | \$998,000 | 08/05/2017 |
| 35 Beaconsfield Pde NORTHCOTE 3070 | \$960,000 | 18/02/2017 |
| 108 Wales St THORNBURY 3071 | \$905,000 | 25/02/2017 |