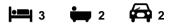
McGrath





Rooms: **Property Type:** Agent Comments

Gino De lesi (03) 9489 9422 0418 328 062 ginodeiesi@mcgrath.com.au

Indicative Selling Price \$900,000 - \$970,000 **Median House Price** March quarter 2017: \$1,256,000

Comparable Properties



· 3 **à** 1 Price: \$998,000

3/1 Smith St THORNBURY 3071 (REI)

Method: Sold Before Auction Date: 08/05/2017 Rooms: -Property Type: Townhouse (Res) Agent Comments



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

Account - Mcgrath Northcote | P: 03 9489 9422 | F: 03 9486 2614

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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 219B Gooch Street, Thornbury Vic 3071 Including suburb and postcode

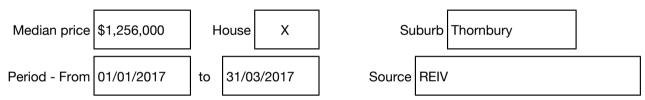
Indicative selling price

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

&

Range between \$900,000

Median sale price



\$970.000

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

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propertydata

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