

344 Gooch Street, Thornbury Vic 3071



3 Bed 2 Bath 2 Car

Property Type: Townhouse

Indicative Selling Price

\$790,000 - \$840,000

Median House Price

04/04/2023 - 03/04/2024: \$850,000

Comparable Properties



49 Ironbark Crescent, Ivanhoe 3079 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$835,000

Method: Private Sale

Date: 20/10/2023

Property Type: Townhouse (Res)

Agent Comments: Similar attributes 3 bed, 2 bath, 2 parking spaces Inferior quality and design Slightly superior outdoor space



11/229 Banksia Street, Ivanhoe 3079 (REI)

3 Bed 3 Bath 1 Car

Price: \$815,000

Method: Private Sale

Date: 05/03/2024

Property Type: Townhouse (Res)

Agent Comments: Similar condition Inferior layout and size Superior outdoor space



2/65 Oriel Road, Ivanhoe 3079 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$815,000

Method: Sold After Auction

Date: 01/12/2023

Property Type: Townhouse (Res)

Agent Comments: Same attributes Inferior quality and condition Small block of two townhouses has superior outdoor space

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode 344 Gooch Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$790,000 & \$840,000

Median sale price

Median price \$850,000 Townhouse x Suburb Thornbury

Period - From 04/04/2023 to 03/04/2024 Source REIV

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
49 Ironbark Court, IVANHOE 3079	\$835,000	20/10/2023
11/229 Banksia Street, IVANHOE 3079	\$815,000	05/03/2024
2/65 Oriel Road, IVANHOE 3079	\$815,000	01/12/2023

This Statement of Information was prepared on:

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