

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

4/104 Gooch Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$626,250 Property Type Unit Suburb Thornbury

Period - From 01/10/2023 to 31/12/2023 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	2/13 Mansfield St THORNBURY 3071	\$635,000	05/10/2023
2	6/267 Rossmoyne St THORNBURY 3071	\$620,000	29/09/2023
3	6/130 Rossmoyne St THORNBURY 3071	\$585,000	11/10/2023

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.~~

This Statement of Information was prepared on:

23/01/2024 11:17



Property Type: Apartment

Agent Comments

Comparable Properties



2/13 Mansfield St THORNBURY 3071 (REI/VG) Agent Comments



Price: \$635,000

Method: Sold Before Auction

Date: 05/10/2023

Property Type: Unit



6/267 Rossmoyne St THORNBURY 3071 (REI) Agent Comments



Price: \$620,000

Method: Private Sale

Date: 29/09/2023

Property Type: Apartment



6/130 Rossmoyne St THORNBURY 3071 (REI/VG) Agent Comments



Price: \$585,000

Method: Sold Before Auction

Date: 11/10/2023

Property Type: Unit