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	3 Gooch Street, Thornbury Vic 3071

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,514,444 Property Type House Suburb Thornbury

Period - From 01/07/2024 to 30/09/2024 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	51 Flinders St THORNBURY 3071	$1,425,000	14/09/2024
2	3 Kelvin Gr THORNBURY 3071	$1,605,000	27/07/2024
3	12 Fyffe St THORNBURY 3071	$1,675,000	22/09/2024

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: 14/11/2024 21:50

3 Gooch Street, Thornbury Vic 3071

Grace Purchase
03 9403 9300
0427 397 880
gracepurchase@jelliscraig.com.au



3 1

Property Type: House (Res)
Land Size: 246 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
September quarter 2024: $1,514,444

Comparable Properties



51 Flinders St THORNBURY 3071 (REI)

3 1 -

Price: $1,425,000
Method: Private Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 280 sqm approx

Agent Comments



3 Kelvin Gr THORNBURY 3071 (REI/VG)

3 2 1

Price: $1,605,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 283 sqm approx

Agent Comments



12 Fyffe St THORNBURY 3071 (REI/VG)

3 1 -

Price: $1,675,000
Method: Sold Before Auction
Date: 22/09/2024
Property Type: House (Res)
Land Size: 355 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE | propertydata.com.au

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