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	250 Gooch Street, Thornbury Vic 3071

Indicative selling price

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

Single price $1,700,000

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	98 Raleigh St THORNBURY 3071	$1,850,000	26/10/2024
2	205 Gooch St THORNBURY 3071	$1,967,500	17/09/2024
3	141 Mansfield St THORNBURY 3071	$1,881,000	17/08/2024

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: 07/11/2024 13:36

250 Gooch Street, Thornbury Vic 3071

Brian Te
03 9070 5095
0477429859
briante@jelliscraig.com.au



5 2 4

Property Type: House

Agent Comments

Indicative Selling Price
$1,700,000
Median House Price
September quarter 2024: $1,514,444

Comparable Properties



98 Raleigh St THORNBURY 3071 (REI)

4 3 2

Price: $1,850,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)

Agent Comments



205 Gooch St THORNBURY 3071 (REI)

4 3 1

Price: $1,967,500
Method: Auction Sale
Date: 17/09/2024
Property Type: House (Res)
Land Size: 470 sqm approx

Agent Comments



141 Mansfield St THORNBURY 3071 (REI)

4 1 3

Price: $1,881,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 656 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

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