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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

316 Gooch Street Thornbury VIC 3071

 2  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$550,000

## Median Sale Price

\$530,000 Units in Thornbury between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

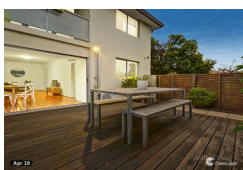


**324 Gooch Street Thornbury VIC 3071**

 2  1  1

Sold Price **\$580,000** Sold Date **16-Oct-18**

Distance **0.02km**



**3/282-284 Mansfield Street Thornbury VIC 3071**

 2  1  1

Sold Price **\$550,000** Sold Date **24-Jul-18**

Distance **0.32km**



**1/137-139 Flinders Street Thornbury VIC 3071**

 2  1  1

Sold Price **\$545,000** Sold Date **10-Jul-18**

Distance **1.04km**

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