

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

2/13 Mansfield Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$600,000

&

\$640,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Thornbury

Period - From

01/04/2023

to

30/06/2023

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.

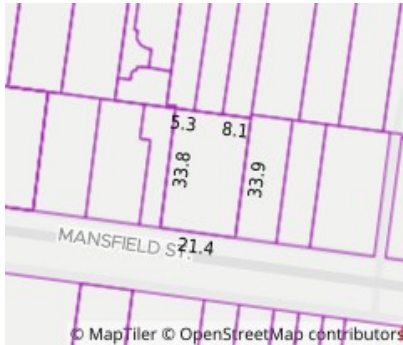
	Address of comparable property	Price	Date of sale
1	1/39 Martin St THORNBURY 3071	\$650,000	13/05/2023
2	2/9 Rennie St THORNBURY 3071	\$614,000	06/05/2023
3	1/70 Clarendon St THORNBURY 3071	\$595,000	03/06/2023

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:

07/09/2023 14:28



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/39 Martin St THORNBURY 3071 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 13/05/2023

Property Type: Strata Unit - Conjoined



2/9 Rennie St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$614,000

Method: Auction Sale

Date: 06/05/2023

Property Type: Unit



1/70 Clarendon St THORNBURY 3071 (REI/VG) Agent Comments



Price: \$595,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Unit