

# 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 2/299 Mansfield Street, Thornbury Vic 3071

### Indicative selling price

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

Range between \$390,000 & \$420,000

### Median sale price

Median price \$627,500 Property Type Unit Suburb Thornbury

Period - From 01/01/2024 to 31/03/2024 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	2/26 Wilmoth St NORTHCOTE 3070	\$430,000	02/12/2023
2	4/239 Rathmines St FAIRFIELD 3078	\$410,000	04/05/2024
3			

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: 09/05/2024 15:49



**Property Type:** Apartment

**Agent Comments**

This renovated one bedroom unit at "Madison Place" boasts a fluid floorplan, quality kitchen, ensuite, large courtyard, private driveway and proximity to creek trails, and High Street.

**Indicative Selling Price**

\$390,000 - \$420,000

**Median Unit Price**

March quarter 2024: \$627,500

## Comparable Properties



**2/26 Wilmoth St NORTHCOTE 3070 (REI/VG)**

**Agent Comments**



**Price:** \$430,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Apartment



**4/239 Rathmines St FAIRFIELD 3078 (REI)**

**Agent Comments**



**Price:** \$410,000

**Method:** Auction Sale

**Date:** 04/05/2024

**Rooms:** 2

**Property Type:** Apartment

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.