

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

3/13 Mansfield Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$520,000

&

\$570,000

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	104/332 High St NORTHCOTE 3070	\$570,000	20/06/2023
2	1/106 Keon St THORNBURY 3071	\$535,000	09/05/2023
3	202/16 Separation St NORTHCOTE 3070	\$535,000	14/04/2023

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:

13/09/2023 08:52



Property Type: Land

Agent Comments

Comparable Properties



104/332 High St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 20/06/2023

Property Type: Apartment



1/106 Keon St THORNBURY 3071 (VG)

Agent Comments



Price: \$535,000

Method: Sale

Date: 09/05/2023

Property Type: Strata Unit/Flat

202/16 Separation St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$535,000

Method: Private Sale

Date: 14/04/2023

Property Type: Unit