

# 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

1/187 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 \$280,000 & \$295,000

### Median sale price

Median price \$626,250 Property Type Unit Suburb Thornbury

Period - From 01/10/2023 to 31/12/2023 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	7/187 Mansfield St THORNBURY 3071	\$310,000	15/02/2024
2	15/87a Clyde St THORNBURY 3071	\$299,000	21/12/2023
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: 02/04/2024 13:06



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$280,000 - \$295,000

**Median Unit Price**

December quarter 2023: \$626,250

## Comparable Properties



**7/187 Mansfield St THORNBURY 3071 (VG)**

Agent Comments

1 - -

**Price:** \$310,000

**Method:** Sale

**Date:** 15/02/2024

**Property Type:** Strata Unit/Flat



**15/87a Clyde St THORNBURY 3071 (REI)**

Agent Comments

1 1 1

**Price:** \$299,000

**Method:** Private Sale

**Date:** 21/12/2023

**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.

**Account - Jellis Craig** | P: 03 9499 7992 | F: 03 9499 7996