

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

199E Mansfield Street, Thornbury Vic 3071

Indicative selling price

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

Single price

\$479,000

Median sale price

Median price

\$612,500

Property Type

Unit

Suburb

Thornbury

Period - From

14/11/2019

to

13/11/2020

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	1/128 Gillies St FAIRFIELD 3078	\$470,000	20/10/2020
2	6A/168 Victoria Rd NORTHCOTE 3070	\$460,000	03/08/2020
3	1/66 Dundas St THORNBURY 3071	\$450,000	03/06/2020

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:

14/11/2020 15:10



2 1 1

Property Type: Flat

Agent Comments

Indicative Selling Price

\$479,000

Median Unit Price

14/11/2019 - 13/11/2020: \$612,500

Comparable Properties



1/128 Gillies St FAIRFIELD 3078 (REI)

Agent Comments

2 1 1

Price: \$470,000

Method: Sold Before Auction

Date: 20/10/2020

Property Type: Apartment



6A/168 Victoria Rd NORTHCOTE 3070 (REI/VG) **Agent Comments**

2 1 1

Price: \$460,000

Method: Auction Sale

Date: 03/08/2020

Property Type: Unit



1/66 Dundas St THORNBURY 3071 (REI/VG)

Agent Comments

2 1 1

Price: \$450,000

Method: Private Sale

Date: 03/06/2020

Property Type: Unit