

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 4/299 Mansfield Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Thornbury

Period - From 01/07/2024 to 30/09/2024 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	1/42 Dundas St THORNBURY 3071	\$530,000	31/10/2024
2	6/77 Pender St THORNBURY 3071	\$465,000	24/08/2024
3	4/86 Mansfield St THORNBURY 3071	\$455,000	27/07/2024

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.~~

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

September quarter 2024: \$520,000

Comparable Properties



1/42 Dundas St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 31/10/2024

Property Type: Apartment



6/77 Pender St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$465,000

Method: Auction Sale

Date: 24/08/2024

Property Type: Apartment



4/86 Mansfield St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$455,000

Method: Auction Sale

Date: 27/07/2024

Property Type: Unit

Account - Love & Co



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