



STATEMENT OF INFORMATION

4/13 MANSFIELD STREET, THORNBURY, VIC 3071

PREPARED BY LUKE SCANNA, IAN REID'S VENDOR ADVOCACY AUSTRALIA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/13 MANSFIELD STREET, THORNBURY,

2 1 1

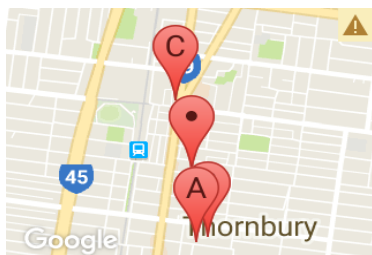
Indicative Selling Price

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

Price Range: \$490,000 to \$535,000

Provided by: Luke Scanna, ian reid's vendor advocacy australia

MEDIAN SALE PRICE



THORNBURY, VIC, 3071

Suburb Median Sale Price (Unit)

\$488,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3/25 MARTIN ST, THORNBURY, VIC 3071

2 1 1

Sale Price

***\$495,000**

Sale Date: 10/08/2017

Distance from Property: 508m



7/39 MARTIN ST, THORNBURY, VIC 3071

2 1 1

Sale Price

\$550,000

Sale Date: 01/04/2017

Distance from Property: 480m



308/9 HIGH ST, PRESTON, VIC 3072

- - -

Sale Price

\$489,180

Sale Date: 27/06/2017

Distance from Property: 522m



This report has been compiled on 05/09/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/13 MANSFIELD STREET, THORNBURY, VIC 3071

Indicative selling price

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

Price Range:

\$490,000 to \$535,000

Median sale price

Median price

\$488,000

House

Unit

X


Suburb

THORNBURY

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
3/25 MARTIN ST, THORNBURY, VIC 3071	*\$495,000	10/08/2017
7/39 MARTIN ST, THORNBURY, VIC 3071	\$550,000	01/04/2017
308/9 HIGH ST, PRESTON, VIC 3072	\$489,180	27/06/2017