



Rooms:

Property Type:

Agent Comments

Comparable Properties



22 Mansfield St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,260,000

Method: Auction Sale

Date: 01/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 245 sqm approx



29 Collins St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,211,000

Method: Auction Sale

Date: 25/02/2017

Rooms: 3

Property Type: House (Res)

Land Size: 263 sqm approx



6 Fyffe St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,030,000

Method: Auction Sale

Date: 18/03/2017

Rooms: -

Property Type: House

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

57 Mansfield Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,256,000

House X

Suburb Thornbury

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
22 Mansfield St THORNBURY 3071	\$1,260,000	01/04/2017
29 Collins St THORNBURY 3071	\$1,211,000	25/02/2017
6 Fyffe St THORNBURY 3071	\$1,030,000	18/03/2017