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> **Indicative Selling Price** \$1,150,000 - \$1,265,000 **Median House Price** March quarter 2017: \$1,256,000





Comparable Properties



22 Mansfield St THORNBURY 3071 (REI)

└─ 2



Price: \$1,260,000 Method: Auction Sale Date: 01/04/2017

Rooms: -

Property Type: House (Res) Land Size: 245 sqm approx

Agent Comments



29 Collins St THORNBURY 3071 (REI)

-2





Price: \$1,211,000 Method: Auction Sale Date: 25/02/2017

Rooms: 3

Property Type: House (Res) Land Size: 263 sqm approx

Agent Comments



6 Fyffe St THORNBURY 3071 (REI)





Price: \$1,030,000 Method: Auction Sale Date: 18/03/2017

Rooms: -

Property Type: House

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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	57 Mansfield Street, Thornbury Vic 3071
Including suburb and	
postcode	

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	Н	ouse X	Su	burb	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

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