

# 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

141 Mansfield Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,750,000

### Median sale price

Median price \$1,417,500 Property Type House Suburb Thornbury

Period - From 01/04/2024 to 30/06/2024 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	127 Jenkins St NORTHCOTE 3070	\$1,810,000	11/07/2024
2	46 Ballantyne St THORNBURY 3071	\$1,800,000	15/06/2024
3	7 Rossmoyne St THORNBURY 3071	\$1,620,000	06/04/2024

**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.~~

This Statement of Information was prepared on:

25/07/2024 12:08



**Property Type:** House  
**Land Size:** 656 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

June quarter 2024: \$1,417,500

## Comparable Properties



**127 Jenkins St NORTHCOTE 3070 (REI)**

**Agent Comments**



**Price:** \$1,810,000  
**Method:** Auction Sale  
**Date:** 11/07/2024  
**Property Type:** House (Res)  
**Land Size:** 630 sqm approx



**46 Ballantyne St THORNBUURY 3071 (REI)**

**Agent Comments**



**Price:** \$1,800,000  
**Method:** Auction Sale  
**Date:** 15/06/2024  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx



**7 Rossmoyne St THORNBUURY 3071 (REI/VG)**

**Agent Comments**



**Price:** \$1,620,000  
**Method:** Auction Sale  
**Date:** 06/04/2024  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx