

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

8 Ainsley Road Thornhill Park VIC 3335

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$259,500

Property type

Land

Suburb

Thornhill Park

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 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

96 Murray Road Thornhill Park VIC 3335	\$450,000	02-Jan-20
6 Harry Drive Thornhill Park VIC 3335	\$440,000	19-Nov-20
20 Chandler Way Cobblebank VIC 3338	\$430,000	18-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 09 March 2021

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96 Murray Road Thornhill Park VIC
3335

Sold Price

\$450,000

Sold Date

02-Jan-20

3

2

1

Distance

0.43km



6 Harry Drive Thornhill Park VIC
3335

Sold Price

\$440,000

Sold Date

19-Nov-20

3

2

1

Distance

0.68km



20 Chandler Way Cobblebank VIC
3338

Sold Price

\$430,000

Sold Date

18-Dec-20

3

2

1

Distance

3.84km

RS = Recent sale

UN = Undisclosed Sale

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