

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	5 Royfold Road Thornhill Park, 3335
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Indicative selling price

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

Range between	\$255,000 & \$265,000
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Median sale price

Median price	\$317,500	Property Type	VACANT LAND	Suburb	THORNHILL PARK VIC 3335
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Period - From	01-Jan-2024	to	25-Mar-2024	Source	PRICEFINDER
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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
1	Lot 112, Aristides Crescent, Thornhill Park Vic 3335	\$315,000	15-Jan-2024
2	4 Findale Walk, Thornhill Park Vic 3335	\$200,000	30-Nov-2023
3	6 Findale Walk, Thornhill Park Vic 3335	\$200,000	19-Jan-2024

This statement of information was prepared on 25-Mar-2024 at 2:05:37 PM EST