

## 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

18 Lincolnshire Drive Thornhill Park VIC 3335

### Indicative selling price

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

Single Price

or range  
between

\$609,000

&

\$659,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Feb 2020

to

31 Jan 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 3 Fergus Street Thornhill Park VIC 3335      | \$622,000 | 01-Aug-20 |
| 58 Gilfillan Circuit Thornhill Park VIC 3335 | \$605,000 | 14-Jan-21 |
| 3 Olympic Circuit Strathtulloh VIC 3338      | \$611,000 | 08-Oct-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: 11 February 2021



**3 Fergus Street Thornhill Park VIC 3335**

Sold Price **\$622,000** Sold Date **01-Aug-20**

4 2 2

Distance **0.22km**



**58 Gilfillan Circuit Thornhill Park VIC 3335**

Sold Price <sup>RS</sup> **\$605,000** Sold Date **14-Jan-21**

4 2 -

Distance **1.23km**



**3 Olympic Circuit Strathtulloh VIC 3338**

Sold Price **\$611,000** Sold Date **08-Oct-20**

4 2 2

Distance **2.56km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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