

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

4 Lomond Street 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

or range
between

\$280,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$273,000

Property type

Land

Suburb

Thornhill Park

Period-from

01 May 2019

to

30 Apr 2020

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

30 Stockport Crescent Thornhill Park VIC 3335	\$275,000	27-Feb-20
52 Maya Avenue Thornhill Park VIC 3335	\$285,000	16-Mar-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: 29 May 2020



30 Stockport Crescent Thornhill Park VIC 3335

Sold Price **\$275,000** Sold Date **27-Feb-20**

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Distance -



52 Maya Avenue Thornhill Park VIC 3335

Sold Price **\$285,000** Sold Date **16-Mar-20**

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Distance -

RS = Recent sale UN = Undisclosed Sale

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