

## 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

76 CARFIN CIRCUIT 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

\$490,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Nov 2023

to

31 Oct 2024

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

|   |           |           |
|---|-----------|-----------|
| 62 CARFIN CIRCUIT THORNHILL PARK VIC 3335   | \$515,000 | 21-Nov-23 |
| 10 CARFIN CIRCUIT THORNHILL PARK VIC 3335   | \$545,000 | 30-Sep-24 |
| 40 BAXTERPARK DRIVE THORNHILL PARK VIC 3335 | \$510,000 | 06-Sep-23 |

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: 01 November 2024



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**62 CARFIN CIRCUIT THORNHILL  
PARK VIC 3335**

3 2 2

Sold Price **\$515,000** Sold Date **21-Nov-23**

Distance **0.1km**



**10 CARFIN CIRCUIT THORNHILL  
PARK VIC 3335**

3 2 2

Sold Price <sup>RS</sup> **\$545,000** Sold Date **30-Sep-24**

Distance **0.15km**



**40 BAXTERPARK DRIVE  
THORNHILL PARK VIC 3335**

3 2 1

Sold Price **\$510,000** Sold Date **06-Sep-23**

Distance **0.12km**

RS = Recent sale      UN = Undisclosed Sale

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