

# 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

10 Lomond Street, Thornhill Park 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 \$330,000 & \$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$520000 \*House ☒ \*Unit ☐ Suburb Thornhill Park

Period - From 1-6-18 to 31-01-19 Source Rp Data

### 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 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 14 Horsley Street Thornhill Park VIC 3335 - 512sqm	315,000	30-11-18
2 12 Lomond Street Thornhill Park VIC 3335 - 504sqm	310,000	17-11-18
3 9 Stockport Crescent Thornhill Park VIC 3335 - 508sqm	310,000	30-11-18

OR



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 six months.