

## 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

15 MEWAT 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

\$380,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Land

Suburb

Thornhill Park

Period-from

01 Dec 2021

to

30 Nov 2022

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

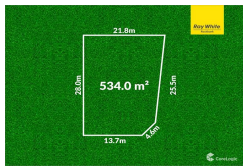
Date of sale

2 APONTE AVENUE THORNHILL PARK VIC 3335	\$385,000	02-Sep-22
7 LONGTOWN ROAD THORNHILL PARK VIC 3335	\$420,000	09-May-22
85 FULHAM CRESCENT THORNHILL PARK VIC 3335	\$385,000	25-Mar-22

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: 24 December 2022



## 2 APONTE AVENUE THORNHILL PARK VIC 3335



Sold Price **\$385,000** Sold Date **02-Sep-22**

Distance **0.61km**



## 7 LONGTOWN ROAD THORNHILL PARK VIC 3335



Sold Price **\$420,000** Sold Date **09-May-22**

Distance **0.7km**



## 85 FULHAM CRESCENT THORNHILL PARK VIC 3335



Sold Price **\$385,000** Sold Date **25-Mar-22**

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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