

## 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

6 HARDING ROAD THORNHILL PARK VIC 3335

### Indicative selling price

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

Single Price

or range  
between

\$385,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Land

Suburb

Thornhill Park

Period-from

01 Aug 2022

to

31 Jul 2023

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

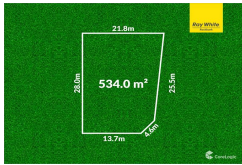
Date of sale

2 APONTE AVENUE THORNHILL PARK VIC 3335	\$390,000	09-Mar-23
78 CARFIN CIRCUIT THORNHILL PARK VIC 3335	\$430,000	26-May-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: 21 August 2023



**2 APONTE AVENUE THORNHILL  
PARK VIC 3335**

 4  2  -

Sold Price **\$390,000** Sold Date **09-Mar-23**

Distance **0.33km**



**78 CARFIN CIRCUIT THORNHILL  
PARK VIC 3335**

 -  -  -

Sold Price <sup>RS</sup> **\$430,000** Sold Date **26-May-23**

Distance **0.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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