

# **STATEMENT OF INFORMATION**

8 FYFE STREET, THORNHILL PARK, VIC 3335 PREPARED BY NINE REAL ESTATE, 101/2 INFINITY DRIVE TRUGANINA



# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## **MEDIAN SALE PRICE**



# **THORNHILL PARK, VIC, 3335**

**Suburb Median Sale Price (House)** 

\$600,000

01 July 2023 to 30 June 2024

Provided by: pricefinder

# **COMPARABLE PROPERTIES**

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.





101 BINGHAM CCT, THORNHILL PARK, VIC 🖴 3 🔍 2

### **Sale Price** \$565,000 Sale Date: 07/05/2024

Distance from Property: 869m

This report has been compiled on 17/09/2024 by NINE REAL ESTATE. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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# Statement of Information Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.* 

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount. This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### **Property offered for**

Address Including suburb and

8 FYFE STREET, THORNHILL PARK, VIC 3335

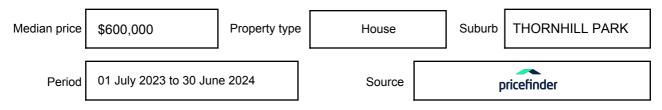
### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$530,000 to \$540,000

### Median sale price



#### **Comparable property sales**

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.

Address of comparable	Price	Date of sale
18 HUNTINGFIELD ST, THORNHILL PARK, VIC 3335	\$550,000	11/07/2024
101 BINGHAM CCT, THORNHILL PARK, VIC 3335	\$565,000	07/05/2024

This Statement of Information was prepared

17/09/2024

