



# JiO REAL ESTATE

## **STATEMENT OF INFORMATION**

17 CROXDEN AVENUE, THORNHILL PARK, VIC 3335

PREPARED BY JiO REAL ESTATE, 11 MILANO ROAD BURNSIDE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



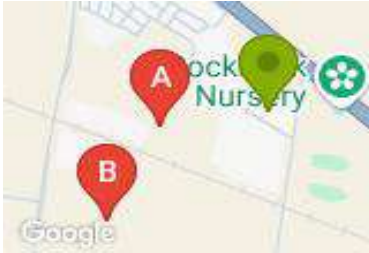
**17 CROXDEN AVENUE, THORNHILL PARK,**  4  3  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$650,000 to \$690,000**

## MEDIAN SALE PRICE



**THORNHILL PARK, VIC, 3335**

Suburb Median Sale Price (House)

**\$595,000**

01 January 2024 to 31 December 2024

Provided by:  pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



**63 LOUISVILLE DR, THORNHILL PARK, VIC**  4  2  2

Sale Price

**\$677,000**

Sale Date: 19/03/2024

Distance from Property: 720m



**34 CHARLBURY ST, THORNHILL PARK, VIC**  4  2  2

Sale Price

**\$672,000**

Sale Date: 17/05/2023

Distance from Property: 1.2km



**11 BENHAR ST, THORNHILL PARK, VIC 3335**  4  2  2

Sale Price

**\$665,000**

Sale Date: 06/04/2024

Distance from Property: 1.3km



This report has been compiled on 31/01/2025 by Jio Real Estate. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://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 1980

**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.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

17 CROXDEN AVENUE, 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)

Price Range: \$650,000 to \$690,000


### Median sale price

Median price: \$595,000

Property type: House

Suburb: THORNHILL PARK

Period: 01 January 2024 to 31 December 2024

Source: 

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
63 LOUISVILLE DR, THORNHILL PARK, VIC 3335	\$677,000	19/03/2024
34 CHARLBURY ST, THORNHILL PARK, VIC 3335	\$672,000	17/05/2023
11 BENHAR ST, THORNHILL PARK, VIC 3335	\$665,000	06/04/2024

This Statement of Information was prepared on: 31/01/2025