

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

7 Tower Street Thornhill Park VIC 3335

Indicative selling price

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

Single Price

\$265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Land

Suburb

Thornhill Park

Period-from

01 Oct 2018

to

30 Sep 2019

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

6 Peat Avenue Thornhill Park VIC 3335	\$230,000	05-Aug-19
42 Maya Avenue Thornhill Park VIC 3335	\$270,000	04-Sep-19
15 Hocston Way Thornhill Park VIC 3335	\$265,000	21-May-19

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 October 2019

**6 Peat Avenue Thornhill Park VIC
3335**

Sold Price

\$230,000

Sold Date **05-Aug-19**

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Distance **0.41km**

**42 Maya Avenue Thornhill Park VIC
3335**

Sold Price

\$270,000

Sold Date **04-Sep-19**

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Distance **0.42km**



**15 Hocston Way Thornhill Park VIC
3335**

Sold Price

\$265,000

Sold Date **21-May-19**

 4  2  2

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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