

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 HARRY DRIVE 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Oct 2023

to

30 Sep 2024

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

14 MCLEAN STREET THORNHILL PARK VIC 3335	\$505,000	19-Sep-24
24 HUNTINGFIELD STREET THORNHILL PARK VIC 3335	\$500,000	02-May-24

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 2024



**14 MCLEAN STREET THORNHILL
PARK VIC 3335**

 3  2  1

Sold Price

^{RS} **\$505,000**

Sold Date **19-Sep-24**

Distance **0.2km**



**24 HUNTINGFIELD STREET
THORNHILL PARK VIC 3335**

 3  2  1

Sold Price

\$500,000

Sold Date **02-May-24**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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