

## 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

10 LORD STREET THORNHILL PARK VIC 3335

### Indicative selling price

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

Single Price

or range  
between

\$569,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Feb 2024

to

31 Jan 2025

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

7 HUNTINGFIELD STREET THORNHILL PARK VIC 3335	\$630,000	29-Aug-23
63 LOUISVILLE DRIVE THORNHILL PARK VIC 3335	\$677,000	19-Mar-24
3 HUNTINGFIELD STREET THORNHILL PARK VIC 3335	\$632,000	27-Aug-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: 13 February 2025



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**7 HUNTINGFIELD STREET  
THORNHILL PARK VIC 3335**

4 2 2

Sold Price **\$630,000** Sold Date **29-Aug-23**

Distance **0.14km**



**63 LOUISVILLE DRIVE THORNHILL  
PARK VIC 3335**

4 2 2

Sold Price **\$677,000** Sold Date **19-Mar-24**

Distance **0.15km**



**3 HUNTINGFIELD STREET  
THORNHILL PARK VIC 3335**

4 2 2

Sold Price **\$632,000** Sold Date **27-Aug-24**

Distance **0.16km**

RS = Recent sale      UN = Undisclosed Sale

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