Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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21 ROY STREET THORNHILL PARK VIC 3335						
e see consumer.vic	c.gov.au	u/underquoting (*	Delete single	e price	e or range a	s applicable)
		or range between	7 7 7 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		&	\$430,000
plicable)						
\$262,500	Property type La		Land		Suburb	Thornhill Park
01 Dec 2023	to	o 30 Nov 2024 Sou		urce	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						
	plicable) \$262,500 01 Dec 2023 ales (*Delete Aproperties sold wit	plicable) \$262,500 Prop 01 Dec 2023 to ales (*Delete A or B to properties sold within two t's representative conside	e see consumer.vic.gov.au/underquoting (* or range between plicable) \$262,500 Property type 01 Dec 2023 to 30 Nov 2024 ales (*Delete A or B below as applied properties sold within two kilometres of the tris representative considers to be most considered.	e see consumer.vic.gov.au/underquoting (*Delete single or range between \$390,00 plicable) \$262,500 Property type Land 01 Dec 2023 to 30 Nov 2024 So ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for t's representative considers to be most comparable to the single of the property for the prope	e see consumer.vic.gov.au/underquoting (*Delete single price or range between \$390,000 plicable) \$262,500 Property type Land 01 Dec 2023 to 30 Nov 2024 Source ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the property of the property to the property of the property for the property for sale in the property of the p	e see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$390,000 & plicable) \$262,500 Property type Land Suburb 01 Dec 2023 to 30 Nov 2024 Source ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6 t's representative considers to be most comparable to the property for sale

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: 06 December 2024



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