

# 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 3 DORCHESTER STREET, THORNILL 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 \$595,000 & \$645,000

### Median sale price

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 six 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 RAHUL STREET THORNILL PARK VIC 3335	\$610,000	15-May-24
3 HUNTINGFIELD STREET THORNHILL PARK VIC 3335	\$632,000	27-Aug-24
12 TELFORD ROAD THORNHILL PARK VIC 3335	\$610,000	15-Jul-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 six months.~~

This Statement of Information was prepared on: 08 November 2024