

## 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

79 Wiltshire Boulevard 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Oct 2020

to

30 Sep 2021

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

77 Wiltshire Boulevard Thornhill Park VIC 3335	\$530,000	26-Jun-21
6 Edgware Street Thornhill Park VIC 3335	\$500,000	12-Jul-21
14 Dhalla Street Thornhill Park VIC 3335	\$550,000	04-Aug-21

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: 11 October 2021



**77 Wiltshire Boulevard Thornhill Park VIC 3335**

Sold Price **\$530,000** Sold Date **26-Jun-21**

4 2 2

Distance **0.01km**



**6 Edgware Street Thornhill Park VIC 3335**

Sold Price **\$500,000** Sold Date **12-Jul-21**

4 2 2

Distance **0.3km**



**14 Dhalla Street Thornhill Park VIC 3335**

Sold Price **\$550,000** Sold Date **04-Aug-21**

4 2 2

Distance **0.72km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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