

## 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

8 BENHAR STREET THORNHILL PARK VIC 3335

### Indicative selling price

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

Single Price

or range  
between

\$599,000

&

\$629,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Apr 2023

to

31 Mar 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 6 LINBURN STREET THORNHILL PARK VIC 3335    | \$614,800 | 30-Jan-24 |
| 63 WHITECROSS DRIVE THORNHILL PARK VIC 3335 | \$575,000 | 05-Mar-24 |
| 6 STONNEYBURN ROAD THORNHILL PARK VIC 3335  | \$650,000 | 26-Oct-23 |

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.~~

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### 6 LINBURN STREET THORNHILL PARK VIC 3335

4 2 2

Sold Price **\$614,800** Sold Date **30-Jan-24**

Distance **0.12km**



### 63 WHITECROSS DRIVE THORNHILL PARK VIC 3335

4 2 1

Sold Price **\$575,000** Sold Date **05-Mar-24**

Distance **0.08km**



### 6 STONNEYBURN ROAD THORNHILL PARK VIC 3335

4 2 -

Sold Price **\$650,000** Sold Date **26-Oct-23**

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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