

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

28 HUNTINGFIELD STREET THORNHILL PARK VIC 3335

Indicative selling price

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

Single Price

\$220,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Thornhill Park

Period-from

01 Sep 2021

to

31 Aug 2022

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

69 TOWER STREET THORNHILL PARK VIC 3335	\$245,000	09-Mar-22
8 BRIDGEGATE ROAD THORNHILL PARK VIC 3335	\$520,000	14-Apr-22
38 VIOLA DRIVE ROCKBANK VIC 3335	\$230,000	04-Feb-22

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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69 TOWER STREET THORNHILL PARK VIC 3335

Sold Price **\$245,000** Sold Date **09-Mar-22**

3 2 -

Distance **0.13km**



8 BRIDGEGATE ROAD THORNHILL PARK VIC 3335

Sold Price **\$520,000** Sold Date **14-Apr-22**

3 2 1

Distance **0.55km**



38 VIOLA DRIVE ROCKBANK VIC 3335

Sold Price **\$230,000** Sold Date **04-Feb-22**

3 2 -

Distance **3.84km**

RS = Recent sale

UN = Undisclosed Sale

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