

## 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

1/6 IRAMOO CIRCUIT 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

\$5,500,000

&

\$6,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Farm

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

266A MOUNT ATKINSON ROAD TRUGANINA VIC 3029

\$9,322,500

21-Sep-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.

This Statement of Information was prepared on: 03 April 2024



**266A MOUNT ATKINSON ROAD  
TRUGANINA VIC 3029**

 -  -  -

Sold Price

**\$9,322,500**

Sold Date

**21-Sep-22**

Distance

**6.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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