

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4 Findale Walk Thornhill Park, 3335
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$200,000 & \$210,000
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Median sale price

Median price	\$362,500	Property Type	VACANT LAND	Suburb	THORNHILL PARK
Period - From	01-Jan-2023	to	28-Jun-2023	Source	Pricefinder

Comparable property sales

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
1	11 Neville Street, Thornhill Park, Vic 3335	\$264,000	26-May-2023
2	70 Plymouth Drive, Thornhill Park, Vic 3335	\$200,000	25-Nov-2022
3	2 Chol Street, Thornhill Park, Vic 3335	\$260,000	24-Nov-2022

This statement of information was prepared on 28-Jun-2023 at 12:30:45 PM EST