JIO REAL ESTATE

STATEMENT OF INFORMATION

3 EXMOUTH STREET, THORNHILL PARK, VIC 3335

PREPARED BY VEERPAL KAUR, JIO REAL ESTATE, PHONE: 0425194470

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

3 EXMOUTH STREET, THORNHILL PARK, 5 2 2

Indicative Selling Price

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

Price Range: **$880,000 to $930,000**

Provided by: Veerpal Kaur, Jio Real Estate

MEDIAN SALE PRICE

THORNHILL PARK, VIC, 3335

Suburb Median Sale Price (House)

$610,500

01 January 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

15 WILTSHIRE BVD, THORNHILL PARK, VIC 5 3 2

Sale Price

****$1,050,000**

Sale Date: 17/12/2023

Distance from Property: 279m A

82 MURRAY RD, THORNHILL PARK, VIC 3335 5 3 2

Sale Price

$925,000

Sale Date: 12/08/2023

Distance from Property: 994m B

48 WILTSHIRE BVD, THORNHILL PARK, VIC 6 2 3

Sale Price

$846,000

Sale Date: 18/08/2023

Distance from Property: 316m C

This report has been compiled on 16/02/2024 by Jio Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode: 3 EXMOUTH STREET, THORNHILL PARK, VIC 3335

Indicative selling price

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

Price Range: $880,000 to $930,000

Median sale price

Median price	$610,500	Property type	House	Suburb	THORNHILL PARK
Period	01 January 2023 to 31 December 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
15 WILTSHIRE BVD, THORNHILL PARK, VIC 3335	**$1,050,000	17/12/2023
82 MURRAY RD, THORNHILL PARK, VIC 3335	$925,000	12/08/2023
48 WILTSHIRE BVD, THORNHILL PARK, VIC 3335	$846,000	18/08/2023

This Statement of Information was prepared on: 16/02/2024

CONSUMER AFFAIRS VICTORIA