

STATEMENT OF INFORMATION

10 WILLOWBANK CIRCUIT, THORNHILL PARK, VIC 3335 PREPARED BY RMB REAL ESTATE, 3/45 TALLIS CCT TRUGANINA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

10 Williowskie Groud, Thornhill Park	10 WILLOWB	ANK CIRCUIT, THORNHILL	<u> </u>	-	-
14 OFAL ESTATE 52 32 02 OFAL ESTATE CALL:- OKS 090 053 OKS 090 0	Indicative Selling	Price			
448 sqm Abhithek Bhain	For the meaning of this price see consumer.vic.au/underquoting				
CALL:- 1933 1992 Brain Growal	Price Range:	\$385,000 to \$395,000			

MEDIAN SALE PRICE



Suburb Median Sale Price (Vacant Land)

\$306,500

01 January 2023 to 31 December 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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 six months.

This report has been compiled on 18/01/2024 by RMB 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 Estate 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

10 WILLOWBANK CIRCUIT, THORNHILL PARK, VIC 3335

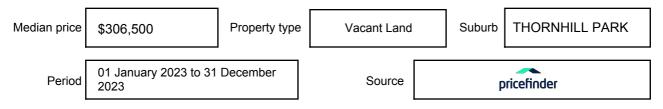
Indicative selling price

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

Price Range:

\$385,000 to \$395,000

Median sale price



Comparable property sales

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 six months.

This Statement of Information was prepared on:



