

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

47 LYNWOOD DRIVE 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

or range
between

\$525,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,500

Property type

House

Suburb

Thornhill Park

Period-from

01 Aug 2021

to

31 Jul 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

20 HOUSTON DRIVE THORNHILL PARK VIC 3335	\$560,000	09-May-22
52 RUNCORN CRESCENT STRATHTULLOH VIC 3338	\$550,000	28-May-22
72 WIMBLEDON BOULEVARD STRATHTULLOH VIC 3338	\$543,000	22-Mar-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: 24 August 2022


**20 HOUSTON DRIVE THORNHILL
PARK VIC 3335**
 3  2  2

Sold Price

\$560,000

Sold Date **09-May-22**

Distance

0.9km

**52 RUNCORN CRESCENT
STRATHTULLOH VIC 3338**
 3  2  2

Sold Price

\$550,000

Sold Date **28-May-22**

Distance

2.2km

**72 WIMBLEDON BOULEVARD
STRATHTULLOH VIC 3338**
 3  2  2

Sold Price

\$543,000

Sold Date **22-Mar-22**

Distance

2.77km
RS = Recent sale

UN = Undisclosed Sale

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