

## 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

14 HARSHAW ROAD 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

\$499,000

&

\$545,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Aug 2023

to

31 Jul 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

6 LINBURN STREET THORNHILL PARK VIC 3335	\$614,800	30-Jan-24
3 SALTERS STREET THORNHILL PARK VIC 3335	\$587,000	27-Apr-23

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: 14 August 2024



**6 LINBURN STREET THORNHILL  
PARK VIC 3335**

 4  2  2

Sold Price

**\$614,800**

Sold Date

**30-Jan-24**

Distance

**0.07km**



**3 SALTERS STREET THORNHILL  
PARK VIC 3335**

 4  2  2

Sold Price

**\$587,000**

Sold Date

**27-Apr-23**

Distance

**0.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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