

## 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

3 LONGSHANKS STREET THORNHILL PARK VIC 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$589,000

&

\$629,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Sep 2023

to

31 Aug 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 HORSLEY STREET THORNHILL PARK VIC 3335	\$615,000	19-Sep-24
10 GILFILLAN CIRCUIT THORNHILL PARK VIC 3335	\$590,000	08-Apr-24
4 ROY STREET THORNHILL PARK VIC 3335	\$605,000	27-Aug-24

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: 26 September 2024



**6 HORSLEY STREET THORNHILL  
PARK VIC 3335**

 4  2  2

Sold Price

<sup>RS</sup> **\$615,000**

Sold Date **19-Sep-24**

Distance **0.2km**



**10 GILFILLAN CIRCUIT THORNHILL  
PARK VIC 3335**

 4  2  2

Sold Price

**\$590,000**

Sold Date **08-Apr-24**

Distance **0.5km**



**4 ROY STREET THORNHILL PARK  
VIC 3335**

 4  2  -

Sold Price

<sup>RS</sup> **\$605,000**

Sold Date **27-Aug-24**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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