## 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

8 Virk Street 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 \$590,000 & \$610,000	Single Price		or range between	\$590,000	&	\$610,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$550,000	Prope	erty type	e Other		Suburb	Thornhill Park
Period-from	01 Jul 2020	to	30 Jun 2	2021	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
41 Morningside Drive Thornhill Park VIC 3335	\$580,000	13-Jun-21
50 Maya Avenue Thornhill Park VIC 3335	\$590,000	13-May-21
12 Charlbury Street Thornhill Park VIC 3335	\$615,000	28-Apr-21

#### 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 July 2021





M 0452000070

E jaya.kapoor@361realestate.com.au

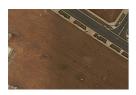


41 Morningside Drive Thornhill Park Sold Price

VIC 3335

**\$580,000** Sold Date 13-Jun-21

> 0.25km Distance



50 Maya Avenue Thornhill Park VIC Sold Price 3335

\$590,000 Sold Date 13-May-21

Distance

0.96km

**=** 4 ₽ 2 \$ 2



12 Charlbury Street Thornhill Park Sold Price **VIC 3335** 

\$615,000 Sold Date 28-Apr-21

Distance 1.24km

₾ 2 ⇔ 2

₾ 2

**RS** = Recent sale UN = Undisclosed Sale

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