

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

131 BINGHAM CIRCUIT 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

\$190,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Other

Suburb

Thornhill Park

Period-from

01 Nov 2022

to

31 Oct 2023

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

121 BINGHAM CIRCUIT THORNHILL PARK VIC 3335	\$186,800	27-Mar-23
3 LOCH STREET THORNHILL PARK VIC 3335	\$237,000	13-Jul-23
11 NEVILLE STREET THORNHILL PARK VIC 3335	\$264,000	29-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: 06 November 2023


**121 BINGHAM CIRCUIT THORNHILL
PARK VIC 3335**

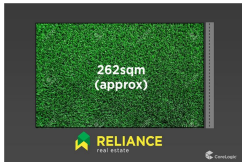
Sold Price

\$186,800

Sold Date

27-Mar-23
 3  2  -

Distance

0.03km

**3 LOCH STREET THORNHILL PARK
VIC 3335**

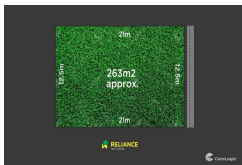
Sold Price

\$237,000

Sold Date

13-Jul-23
 -  -  -

Distance

0.42km

**11 NEVILLE STREET THORNHILL
PARK VIC 3335**

Sold Price

\$264,000

Sold Date

29-Apr-23
 3  2  -

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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