

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

41 TOWER 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

\$580,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$284,000

Property type

Land

Suburb

Thornhill Park

Period-from

01 May 2021

to

30 Apr 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

69 WIRELESS DRIVE AINTREE VIC 3336	\$558,000	26-Apr-21
19 AMBITION STREET ROCKBANK VIC 3335	\$565,000	12-Nov-21
54 WIRELESS DRIVE AINTREE VIC 3336	\$550,000	19-Jun-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: 03 May 2022

 69 Wireless Drive, Aintree	69 WIRELESS DRIVE AINTREE VIC 3336	Sold Price	\$558,000	Sold Date	26-Apr-21
	 3  2  2			Distance	-
	19 AMBITION STREET ROCKBANK VIC 3335	Sold Price	\$565,000	Sold Date	12-Nov-21
	 4  2  2			Distance	-
	54 WIRELESS DRIVE AINTREE VIC 3336	Sold Price	\$550,000	Sold Date	19-Jun-21
	 3  2  2			Distance	-
	12 JESTER DRIVE COBBLEBANK VIC 3338	Sold Price	\$537,000	Sold Date	20-Oct-21
	 4  2  2			Distance	-
	5 CHESTNUT STREET AINTREE VIC 3336	Sold Price	\$550,000	Sold Date	02-May-21
	 3  2  2			Distance	-
	6 BRAMBLE WAY AINTREE VIC 3336	Sold Price	\$560,000	Sold Date	19-Apr-21
	 3  2  2			Distance	-

RS = Recent sale

UN = Undisclosed Sale

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