

## 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

13 DORCHESTER 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

\$600,000

&

\$660,000

### 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

11 LOCH STREET THORNHILL PARK VIC 3335	630000	23-May-24
7 LOCH STREET THORNHILL PARK VIC 3335	650000	01-Jul-24
60 MAYA AVENUE THORNHILL PARK VIC 3335	665000	26-May-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: 01 August 2024



**11 LOCH STREET THORNHILL PARK** Sold Price  
**VIC 3335**

 4  2  2

**630000** Sold Date **23-May-24**

Distance **0.64km**



**7 LOCH STREET THORNHILL PARK** Sold Price  
**VIC 3335**

 4  2  2

<sup>RS</sup> **650000** Sold Date **01-Jul-24**

Distance **0.62km**



**60 MAYA AVENUE THORNHILL** Sold Price  
**PARK VIC 3335**

 4  2  2

**665000** Sold Date **26-May-24**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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