

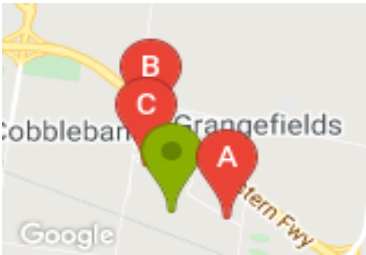
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**7 ROSEBANK ROAD, THORNHILL PARK,****Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Single Price:****\$565,000**

Provided by: Fahri Copur, Sweeney Estate Agents Caroline Springs

MEDIAN SALE PRICE

**THORNHILL PARK, VIC, 3335****Suburb Median Sale Price (House)****\$545,000**

01 April 2020 to 31 March 2021

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**21 MURRAY RD, THORNHILL PARK, VIC 3335****Sale Price*****\$565,000**

Sale Date: 07/04/2021

Distance from Property: 721m

**12 FERGUS ST, THORNHILL PARK, VIC 3335****Sale Price****\$570,000**

Sale Date: 06/01/2021

Distance from Property: 1.2km

**42 STOCKPORT CRES, THORNHILL PARK, VIC****Sale Price****\$575,000**

Sale Date: 22/10/2020

Distance from Property: 749m



This report has been compiled on 22/04/2021 by Sweeney Estate Agents Caroline Springs. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

7 ROSEBANK ROAD, THORNHILL PARK, VIC 3335

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$565,000

Median sale price

Median price

\$545,000

Property type

House

Suburb

THORNHILL PARK

Period

01 April 2020 to 31 March 2021

Source

 pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

21 MURRAY RD, THORNHILL PARK, VIC 3335	*\$565,000	07/04/2021
12 FERGUS ST, THORNHILL PARK, VIC 3335	\$570,000	06/01/2021
42 STOCKPORT CRES, THORNHILL PARK, VIC 3335	\$575,000	22/10/2020

This Statement of Information was prepared

22/04/2021