

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 5 Arcane Street, Thornhill Park Vic 3335

Indicative selling price

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

Single price \$260,000

Median sale price

Median price \$262,500

Property type Vacant Land

Suburb Thornhill Park

Period - From 05/08/2019

to

04/08/2020

Source REIV

Comparable property sales

A* 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
1 17 Morningside Dr THORNHILL PARK 3335	\$260,000	01/04/2020
2 26 Stockport Cr THORNHILL PARK 3335	\$255,000	02/04/2020
3 9 Houston Dr THORNHILL PARK 3335	\$242,000	10/03/2020

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 six months.~~

This Statement of Information was prepared on: 05/08/2020 09:44