

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 5 Charlbury 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)

Single price N/A or range between \$229,000 & \$249,000

### Median sale price

Median price \$267,000 \*House \*Land X Suburb Thornhill Park  
Period - From Jan 2018 to Dec 2018 Source Core Logic / RP data

### 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
10 Ainsley Road Thornhill Park VIC 3335	\$243,000	21-Sep-18
41 Stockport Crescent Thornhill Park VIC 3335	\$236,000	07-Sep-18
60 Bromley Circuit, Thornhill Park Vic 3335	\$263,000	20-Sep-18