

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**40 Fulham Crescent,
THORNHILL PARK 3335**

Indicative selling price

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

Range \$539,000 - \$569,000

Median sale price

Median **House** for **THORNHILL PARK** for period **Jan 2019 - Dec 2019**

Sourced from **Pricefinder**.

\$530,000

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 the most comparable to the property for sale.

34 Fulham Cres,
Thornhill Park 3335

Price \$590,000 Sold 06
September 2018

16 Maya Avenue ,
Thornhill Park 3335

Price \$565,000 Sold 10
September 2019

20 Barclay Street,
Thornhill Park 3335

Price \$540,000 Sold 19
August 2019

This Statement of Information was prepared on 9th Jan 2020

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House


4 beds


2 baths


2 parking

Biggin & Scott Melton

303 High Street,
Melton VIC 3337

Contact agents



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