

31.9m

14m

446m<sup>2</sup>

31.9m

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
13 Ainsley Road,  
THORNHILL PARK 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$290,000 - \$319,000**

### Median sale price

Median **Land** for **T HORNHILL PARK** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$286,000**

### 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.

<b>Marcela Street,</b> Thornhill Park 3335	Price <b>\$285,000</b> Sold 23 July 2019
<b>Marcela Street,</b> Thornhill Park 3335	Price <b>\$285,000</b> Sold 23 July 2019
<b>4 Lomond Street,</b> Thornhill Park 3335	Price <b>\$295,000</b> Sold 01 August 2019

This Statement of Information was prepared on 29th Oct 2019

### 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.

### SKAD Real Estate Thomastown

177 High Street,  
Thomastown VIC 3074

### Contact agents



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