

## 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

118 HORSLEY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

|   |           |           |
|---|-----------|-----------|
| 15 AINSLEY ROAD THORNHILL PARK VIC 3335   | \$710,000 | 06-Nov-23 |
| 15 CROXDEN AVENUE THORNHILL PARK VIC 3335 | \$734,000 | 13-Jul-24 |
| 9 AINSLEY ROAD THORNHILL PARK VIC 3335    | \$795,000 | 18-Apr-24 |

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 6 months.~~

This Statement of Information was prepared on: 06 February 2025



**15 AINSLEY ROAD THORNHILL  
PARK VIC 3335**

4 2 2

Sold Price **\$710,000** Sold Date **06-Nov-23**

Distance **0.22km**



**15 CROXDEN AVENUE THORNHILL  
PARK VIC 3335**

4 3 2

Sold Price **\$734,000** Sold Date **13-Jul-24**

Distance **0.74km**



**9 AINSLEY ROAD THORNHILL  
PARK VIC 3335**

4 2 2

Sold Price **\$795,000** Sold Date **18-Apr-24**

Distance **0.24km**

RS = Recent sale      UN = Undisclosed Sale

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