

## 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

1 ARCANE 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

\$360,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$288,000

Property type

Land

Suburb

Thornhill Park

Period-from

01 Mar 2021

to

28 Feb 2022

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

3 DILWARRA DRIVE BONNIE BROOK VIC 3335	\$405,000	22-Nov-21
17 PANAIA BOULEVARD TRUGANINA VIC 3029	\$390,000	22-Jan-22
8 AERIAL WAY AINTREE VIC 3336	\$387,000	18-Jun-21

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.~~

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**3 DILWARRA DRIVE BONNIE  
BROOK VIC 3335**

4 2 -

Sold Price **\$405,000** Sold Date **22-Nov-21**

Distance **4.94km**

**17 PANAIA BOULEVARD  
TRUGANINA VIC 3029**

- - -

Sold Price **\$390,000** Sold Date **22-Jan-22**

Distance **4.81km**

**8 AERIAL WAY AINTREE VIC 3336**

4 2 -

Sold Price **\$387,000** Sold Date **18-Jun-21**

Distance **3.42km**

RS = Recent sale

UN = Undisclosed Sale

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