

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 47 Sadie Avenue, Thornhill Park

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$580,000 & \$630,000

Median sale price

(*Delete house or unit as applicable)

Median price \$644,500 *House ☒ *Unit ☐ Suburb THORNHILL PARK

Period - From May 2024 to Nov 2024 Source REIV

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
38 Murray Road, Thornhill Park	\$592,000	3 rd June 2024
29 Sadie Avenue, Thornhill Park	\$582,500	9 th May 2024
6 Horsley Street, Thornhill Park	\$615,000	5 th Sep 2024

Property data source: Corelogic.com.au. Generated on 1st November 2024.