

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

LOT 210 PARKLEA WAY THORNHILL PARK VIC 3335

Indicative selling price

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

Single Price

\$352,800

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,750

Property type

Other

Suburb

Thornhill Park

Period-from

01 Apr 2024

to

31 Mar 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 GOODWIN STREET THORNHILL PARK VIC 3335	\$271,000	06-Sep-24
10 ALLEZ ROAD THORNHILL PARK VIC 3335	\$345,000	04-Nov-24
71 TOWER STREET THORNHILL PARK VIC 3335	\$245,000	21-Jun-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: 14 April 2025



15 GOODWIN STREET THORNHILL PARK VIC 3335

Sold Price

\$271,000

Sold Date

06-Sep-24



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Distance

0.67km



10 ALLEZ ROAD THORNHILL PARK VIC 3335

Sold Price

\$345,000

Sold Date

04-Nov-24



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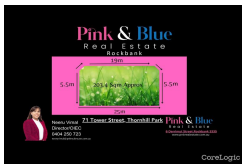
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Distance

0.76km



71 TOWER STREET THORNHILL PARK VIC 3335

Sold Price

\$245,000

Sold Date

21-Jun-24



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Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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