

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

3 Hocston 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

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Jun 2019

to

31 May 2020

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 Somerset Road Thornhill Park VIC 3335	\$585,000	28-May-19
17 Tailings Road Aintree VIC 3336	\$610,000	24-Dec-19
108 Cascade Drive Aintree VIC 3336	\$610,000	23-Mar-20

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: 24 June 2020



3 Somerset Road Thornhill Park VIC 3335 Sold Price **\$585,000** Sold Date **28-May-19**

 4  2  2

Distance **0.2km**



17 Tailings Road Aintree VIC 3336 Sold Price **\$610,000** Sold Date **24-Dec-19**

 4  2  -

Distance **3.53km**



108 Cascade Drive Aintree VIC 3336 Sold Price Sold Date **23-Mar-20**

 4  2  2

Distance **4.81km**

RS = Recent sale **UN** = Undisclosed Sale

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