

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

40 Gilfillan Circuit 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

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,500

Property type

House

Suburb

Thornhill Park

Period-from

01 Jun 2020

to

31 May 2021

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

129 Horsley Street Thornhill Park VIC 3335	\$647,000	12-Feb-21
44 Maya Avenue Thornhill Park VIC 3335	\$615,000	24-Mar-21
45 Maya Avenue Thornhill Park VIC 3335	\$610,000	14-Mar-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.~~

This Statement of Information was prepared on: 14 June 2021



129 Horsley Street Thornhill Park VIC 3335

Sold Price

\$647,000

Sold Date

12-Feb-21

4 2 2

Distance

0.27km



44 Maya Avenue Thornhill Park VIC 3335

Sold Price

\$615,000

Sold Date

24-Mar-21

4 2 2

Distance

0.38km



45 Maya Avenue Thornhill Park VIC 3335

Sold Price

\$610,000

Sold Date

14-Mar-21

4 2 2

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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