

## 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

4 BORAGE ROAD 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

\$740,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Aug 2023

to

31 Jul 2024

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

|   |           |           |
|---|-----------|-----------|
| 18 FERGUS STREET THORNHILL PARK VIC 3335    | \$749,000 | 26-Jan-24 |
| 22 BAXTERPARK DRIVE THORNHILL PARK VIC 3335 | \$764,000 | 22-Feb-24 |
| 23 KIRKHAM DRIVE THORNHILL PARK VIC 3335    | \$735,000 | 02-Feb-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: 23 August 2024



**18 FERGUS STREET THORNHILL  
PARK VIC 3335**

Sold Price **\$749,000** Sold Date **26-Jan-24**

3 - -

Distance **1.5km**



**22 BAXTERPARK DRIVE  
THORNHILL PARK VIC 3335**

Sold Price **\$764,000** Sold Date **22-Feb-24**

4 2 2

Distance **0.75km**



**23 KIRKHAM DRIVE THORNHILL  
PARK VIC 3335**

Sold Price **\$735,000** Sold Date **02-Feb-24**

4 3 2

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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