

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 AINSLEY ROAD 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

\$489,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Thornhill Park

Period-from

01 May 2024

to

30 Apr 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

6 AINSLEY ROAD THORNHILL PARK VIC 3335	\$495,000	30-May-24
16 AINSLEY ROAD THORNHILL PARK VIC 3335	\$505,000	17-Feb-25
8 FYFE STREET THORNHILL PARK VIC 3335	\$505,000	14-Dec-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: 30 May 2025



**6 AINSLEY ROAD THORNHILL
PARK VIC 3335**

3 2 1

Sold Price **\$495,000** Sold Date **30-May-24**

Distance **0.02km**



**16 AINSLEY ROAD THORNHILL
PARK VIC 3335**

3 2 2

Sold Price **\$505,000** Sold Date **17-Feb-25**

Distance **0.11km**



**8 FYFE STREET THORNHILL PARK
VIC 3335**

3 2 2

Sold Price

Sold Date **14-Dec-24**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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