

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

7 BENHAR STREET 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

\$659,000

&

\$699,000

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

| | | |
|---|-----------|-----------|
| 11 BENHAR STREET THORNHILL PARK VIC 3335 | \$665,000 | 06-Apr-24 |
| 3 BENHAR STREET THORNHILL PARK VIC 3335 | \$710,000 | 05-Dec-23 |
| 22 LINBURN STREET THORNHILL PARK VIC 3335 | \$670,000 | 04-Dec-23 |

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: 08 May 2025



**11 BENHAR STREET THORNHILL
PARK VIC 3335**

4 2 2

Sold Price **\$665,000** Sold Date **06-Apr-24**

Distance **0.03km**



**3 BENHAR STREET THORNHILL
PARK VIC 3335**

4 2 2

Sold Price **\$710,000** Sold Date **05-Dec-23**

Distance **0.03km**



**22 LINBURN STREET THORNHILL
PARK VIC 3335**

4 2 2

Sold Price **\$670,000** Sold Date **04-Dec-23**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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