

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 HARRY DRIVE 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Mar 2024

to

28 Feb 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

8 HARSHAW ROAD THORNHILL PARK VIC 3335	\$510,000	04-Nov-24
15 LYNWOOD DRIVE THORNHILL PARK VIC 3335	\$500,000	11-Nov-24
42 BROMLEY CIRCUIT THORNHILL PARK VIC 3335	\$497,000	21-Feb-25

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: 31 March 2025



**8 HARSHAW ROAD THORNHILL
PARK VIC 3335**

 3  2  1

Sold Price

\$510,000

Sold Date **04-Nov-24**

Distance

1.34km



**15 LYNWOOD DRIVE THORNHILL
PARK VIC 3335**

 3  2  1

Sold Price

\$500,000

Sold Date **11-Nov-24**

Distance

1.15km



**42 BROMLEY CIRCUIT THORNHILL
PARK VIC 3335**

 3  2  1

Sold Price

\$497,000

Sold Date **21-Feb-25**

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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