Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	Lot 136 Dibiase Grove Thornhill Park, 3335

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price	$330,000

Median sale price

Median price	$315,000	Property Type	VACANT LAND	Suburb	THORNHILL PARK
Period - From	01-Jan-2023	to	30-Oct-2023	Source	Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	Lot 137 Dibiase Grove, Thornhill Park, Vic 3335	$330,000	19-Sep-2023
2	33 Morningside Drive, Thornhill Park, Vic 3335	$310,000	17-Jul-2023
3	Lot 228, Yolanda Grove, Thornhill Park, Vic 3335	$440,000	19-Aug-2023

This statement of information was prepared on 31-Oct-2023 at 12:08:17 PM EST