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	10 Adair Street Thornhill Park, 3335

Indicative selling price

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

Single price	$300,000

Median sale price

Median price	$357,500	Property Type	VACANT LAND	Suburb	THORNHILL PARK
Period - From	01-Jan-2024	to	13-May-2024	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	13 Morningside Drive, Thornhill Park, Vic 3335	$335,000	02-Apr-2024
2	Lot 119, Aristides Crescent, Thornhill Park, Vic 3335	$370,000	21-Feb-2024
3	Lot 814 Sword Road, Thornhill Park, Vic 3335	$354,990	09-Jan-2024

This statement of information was prepared on 28-Oct-2024 at 8:20:25 AM AEDT