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	6 Linburn Street Thornhill Park, 3335

Indicative selling price

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

Single price	$620,000

Median sale price

Median price	$610,400	Property Type	NOT PROVIDED	Suburb	NOT PROVIDED
Period - From	01-Jan-2024	to	22-Mar-2024	Source	Pricefinder

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	26 Dhalla Street, Thornhill Park, Vic 3335	$650,000	29-Feb-2024
2	5 Crichton rd, Thornhill Park, Vic 3335	$650,000	12-Mar-2024
3	50 Murray Road, Thornhill Park, Vic 3335	$648,000	04-Mar-2024

This statement of information was prepared on 22-Mar-2024 at 1:24:49 PM EST