Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	24 croxden avenue Thornhill Park, 3335

Indicative selling price

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

Range between	$550,000 & $570,000

Median sale price

Median price	$595,000	Property Type	HOUSE	Suburb	THORNHILL PARK
Period - From	01-Jan-2022	to	30-May-2022	Source	PRICEFINDER

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	74 Horsley Street, Thornhill Park, Vic 3335	$620,000	22-Apr-2022
2	20 Houston Drive, Thornhill Park, Vic 3335	$560,000	26-May-2022
3	91 Wiltshire Boulevard, Thornhill Park, Vic 3335	$633,000	27-May-2022

This statement of information was prepared on 20-Jul-2022 at 3:29:18 PM EST