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 237 The Village Thornhill Park, 3335

Indicative selling price

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

Single price $415,000.00

Median sale price

Median price $262,500.00 Property Type VACANT LAND Suburb THORNHILL PARK

Period - From 01-Jul-2020 to 30-Jun-2021 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	8 BAXTERPARK DR, THORNHILL PARK 3335	$370,000.00	14-Jun-2021
2	52 GILFILLAN CCT, THORNHILL PARK 3335	$360,000.00	21-Apr-2021
3	40 SHAMROCK CCT, THORNHILL PARK 3335	$358,500.00	18-Jun-2021

This statement of information was prepared on 11-Sep-2021 at 10:28:52 AM EST