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 441 Bentwing Lane Thornhill Park, 3335

Indicative selling price

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

Range between $150,000.00 & $160,000.00

Median sale price

Median price $279,000.00 Property Type NOT PROVIDED Suburb NOT PROVIDED

Period - From 01-Jan-2021 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	16 Mclean Street, Thornhill Park Vic 3335	$209,000.00	23-Nov-2020
2	14 Mclean Street, Thornhill Park Vic 3335	$209,000.00	23-Mar-2021
3	6 Nagar Street, Thornhill Park Vic 3335	$209,000.00	18-Dec-2020

This statement of information was prepared on 30-Jul-2021 at 8:40:10 PM EST