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	2/33 Louisville Drive Thornhill Park, 3335

Indicative selling price

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

Range between	$510,000 & $540,000

Median sale price

Median price	$600,000	Property Type	HOUSE	Suburb	THORNHILL PARK
Period - From	02-Jan-2023	to	27-Jan-2023	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	78 Washington Dr, Thornhill Park, Vic 3335	$480,000	28-Nov-2022
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 14-Mar-2023 at 11:22:02 AM EST