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# STATEMENT OF INFORMATION

11 ADAIR STREET, THORNHILL PARK, VIC 3335 PREPARED BY VEERPAL KAUR, JIO REAL ESTATE, PHONE: 0425194470



## **STATEMENT OF INFORMATION**

#### Section 47AF of the Estate Agents Act 1980



# 11 ADAIR STREET, THORNHILL PARK, VIC 🕮 4 🛛 😓 2 🖾 2

\$600,000 to \$620,000

Indicative Selling Price

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

Price Range:

Provided by: Veerpal Kaur, Jio Real Estate

# **MEDIAN SALE PRICE**



# **THORNHILL PARK, VIC, 3335**

Suburb Median Sale Price (House)

\$600,000

01 October 2022 to 30 September 2023

Provided by: pricefinder

# **COMPARABLE PROPERTIES**

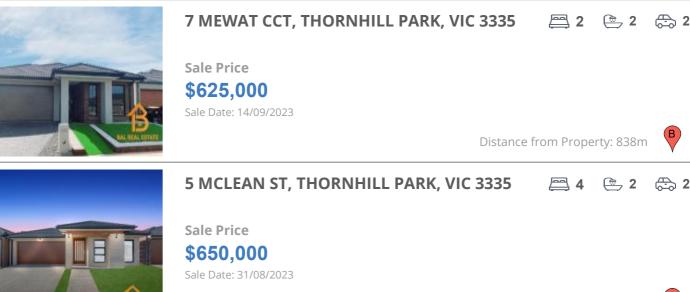
These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



# 6 CROXDEN AVE, THORNHILL PARK, VIC 3335 📇 4 🕒 2 🚓 2

**Sale Price \$630,000** Sale Date: 25/05/2023

Distance from Property: 389m



Distance from Property: 440m

This report has been compiled on 16/11/2023 by Jio Real Estate. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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# Statement of Information Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.* 

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

## Property offered for sale

Address Including suburb and postcode

11 ADAIR STREET, THORNHILL PARK, VIC 3335

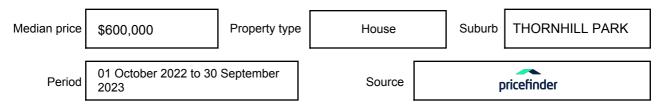
## Indicative selling price

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

Price Range:

\$600,000 to \$620,000

### Median sale price



#### **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
6 CROXDEN AVE, THORNHILL PARK, VIC 3335	\$630,000	25/05/2023
7 MEWAT CCT, THORNHILL PARK, VIC 3335	\$625,000	14/09/2023
5 MCLEAN ST, THORNHILL PARK, VIC 3335	\$650,000	31/08/2023

This Statement of Information was prepared on: 16

16/11/2023

