

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

17 INVERNESS PLACE THORNHILL PARK VIC 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$599,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

5 MCLEAN STREET THORNHILL PARK VIC 3335	\$650,000	15-Sep-23
6 CROXDEN AVENUE THORNHILL PARK VIC 3335	\$630,000	25-May-23
34 MEWAT CIRCUIT THORNHILL PARK VIC 3335	\$600,000	09-Aug-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**5 MCLEAN STREET THORNHILL  
 PARK VIC 3335**

4 2 2

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date **15-Sep-23**

Distance **0.99km**



**6 CROXDEN AVENUE THORNHILL  
 PARK VIC 3335**

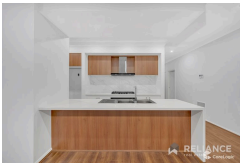
4 2 2

Sold Price

**\$630,000**

Sold Date **25-May-23**

Distance **0.99km**



**34 MEWAT CIRCUIT THORNHILL  
 PARK VIC 3335**

4 2 2

Sold Price

**\$600,000**

Sold Date **09-Aug-23**

Distance **0.54km**

RS = Recent sale      UN = Undisclosed Sale

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