

## 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

3 KIRKHAM DRIVE 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

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Oct 2022

to

30 Sep 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

7 HUNTINGFIELD STREET THORNHILL PARK VIC 3335	\$630,000	29-Aug-23
5 MCLEAN STREET THORNHILL PARK VIC 3335	\$650,000	31-Aug-23
6 CROXDEN AVENUE THORNHILL PARK VIC 3335	\$630,000	25-May-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.~~

This Statement of Information was prepared on: 25 October 2023



**7 HUNTINGFIELD STREET  
THORNHILL PARK VIC 3335**

 4  2  2

Sold Price **\$630,000** Sold Date **29-Aug-23**

Distance **0.29km**



**5 MCLEAN STREET THORNHILL  
PARK VIC 3335**

 4  2  2

Sold Price **\$650,000** Sold Date **31-Aug-23**

Distance **0.4km**



**6 CROXDEN AVENUE THORNHILL  
PARK VIC 3335**

 4  2  2

Sold Price **\$630,000** Sold Date **25-May-23**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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