

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 PEAT AVENUE THORNHILL PARK VIC 3335

Indicative selling price

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

Single Price

or range
between

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Nov 2022

to

31 Oct 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

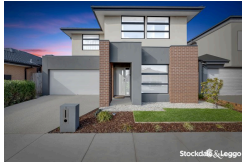
Date of sale

9 HOWARD ROAD THORNHILL PARK VIC 3335	\$615,000	26-Oct-23
46 MEWAT CIRCUIT THORNHILL PARK VIC 3335	\$585,000	27-Sep-23
7 MORNINGSIDE DRIVE THORNHILL PARK VIC 3335	\$559,750	11-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.~~

This Statement of Information was prepared on: 20 November 2023



**9 HOWARD ROAD THORNHILL
 PARK VIC 3335**

4 2 2

Sold Price

^{RS} **\$615,000**

Sold Date **26-Oct-23**

Distance **0.94km**



**46 MEWAT CIRCUIT THORNHILL
 PARK VIC 3335**

4 2 2

Sold Price

\$585,000

Sold Date **27-Sep-23**

Distance **0.74km**



**7 MORNINGSIDE DRIVE
 THORNHILL PARK VIC 3335**

3 2 2

Sold Price

\$559,750

Sold Date **11-Aug-23**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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