

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 RUMFORD STREET 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

\$305,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

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

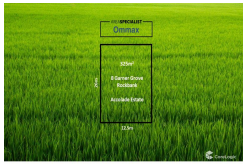
Date of sale

8 GARNER GROVE ROCKBANK VIC 3335	\$335,000	19-Jul-22
44 ADELONG BOULEVARD COBBLEBANK VIC 3338	\$323,400	20-Jul-22
3 WEXFORD WAY ROCKBANK VIC 3335	\$317,000	28-Jun-22

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: 29 November 2023



8 GARNER GROVE ROCKBANK VIC 3335 Sold Price **\$335,000** Sold Date **19-Jul-22**

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Distance **3.18km**



44 ADELONG BOULEVARD COBBLEBANK VIC 3338 Sold Price **\$323,400** Sold Date **20-Jul-22**

 4  2  -

Distance **0.91km**



3 WEXFORD WAY ROCKBANK VIC 3335 Sold Price **\$317,000** Sold Date **28-Jun-22**

 4  2  -

Distance **3.38km**

RS = Recent sale UN = Undisclosed Sale

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