

## 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

31 MAYA AVENUE 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

\$320,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Land

Suburb

Thornhill Park

Period-from

01 Aug 2022

to

31 Jul 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

18 FERGUS STREET THORNHILL PARK VIC 3335	\$350,000	15-Apr-23
57 ARISTIDES CRESCENT THORNHILL PARK VIC 3335	\$335,000	23-Jun-23
28 WENSLEYDALE DRIVE ROCKBANK VIC 3335	\$319,900	18-Mar-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: 08 August 2023

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**18 FERGUS STREET THORNHILL  
 PARK VIC 3335**

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Sold Price **\$350,000** Sold Date **15-Apr-23**

Distance **0.61km**

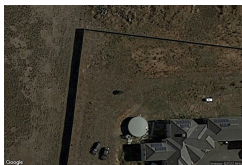


**57 ARISTIDES CRESCENT  
 THORNHILL PARK VIC 3335**

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Sold Price <sup>RS</sup> **\$335,000** Sold Date **23-Jun-23**

Distance **1.52km**



**28 WENSLEYDALE DRIVE  
 ROCKBANK VIC 3335**

 4  2  -

Sold Price **\$319,900** Sold Date **18-Mar-23**

Distance **4.37km**

RS = Recent sale      UN = Undisclosed Sale

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