

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

4 MURRAY ROAD 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

\$759,000

&

\$809,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Jun 2024

to

31 May 2025

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 EXMOUTH STREET THORNHILL PARK VIC 3335	\$795,000	20-Dec-24
35 LORIKEET CIRCUIT ROCKBANK VIC 3335	\$800,000	29-Aug-24
15 HAMPSHIRE AVENUE ROCKBANK VIC 3335	\$800,000	05-Jul-24

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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**7 EXMOUTH STREET THORNHILL
PARK VIC 3335**

4 2 2

Sold Price

\$795,000

Sold Date **20-Dec-24**

Distance **1.57km**



**35 LORIKEET CIRCUIT ROCKBANK
VIC 3335**

4 3 -

Sold Price

\$800,000

Sold Date **29-Aug-24**

Distance **3.19km**



**15 HAMPSHIRE AVENUE
ROCKBANK VIC 3335**

4 3 2

Sold Price

Sold Date **05-Jul-24**

Distance **3.35km**

RS = Recent sale

UN = Undisclosed Sale

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