

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

9 WELSHIE 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

\$629,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Thornhill Park

Period-from

01 May 2024

to

30 Apr 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

3 CORNISH ROAD THORNHILL PARK VIC 3335	\$658,900	24-Feb-25
4 ESLEMONT ROAD THORNHILL PARK VIC 3335	\$635,000	11-Mar-25
15 KIRKHAM DRIVE THORNHILL PARK VIC 3335	\$675,000	21-Nov-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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**3 CORNISH ROAD THORNHILL
PARK VIC 3335**

 4  2  2

Sold Price **\$658,900** Sold Date **24-Feb-25**

Distance **0.64km**



**4 ESSLEMONT ROAD THORNHILL
PARK VIC 3335**

 4  2  2

Sold Price **\$635,000** Sold Date **11-Mar-25**

Distance **1.56km**



**15 KIRKHAM DRIVE THORNHILL
PARK VIC 3335**

 4  2  2

Sold Price **\$675,000** Sold Date **21-Nov-24**

Distance **0.72km**

RS = Recent sale **UN** = Undisclosed Sale

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