

## 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

11 AUGUS DRIVE 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

\$560,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Jun 2021

to

31 May 2022

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 10 LOUISVILLE DRIVE THORNHILL PARK VIC 3335 | \$591,000 | 15-Mar-22 |
| 8 FULHAM CRESCENT THORNHILL PARK VIC 3335   | \$592,000 | 21-Dec-21 |
| 35 SADIE AVENUE THORNHILL PARK VIC 3335     | \$566,000 | 08-Mar-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: 01 June 2022



**10 LOUISVILLE DRIVE THORNHILL  
PARK VIC 3335**

 4  2  2

Sold Price

**\$591,000**

Sold Date

**15-Mar-22**

Distance

**0.93km**



**8 FULHAM CRESCENT THORNHILL  
PARK VIC 3335**

 4  2  2

Sold Price

**\$592,000**

Sold Date

**21-Dec-21**

Distance

**0.73km**



**35 SADIE AVENUE THORNHILL  
PARK VIC 3335**

 3  2  1

Sold Price

**\$566,000**

Sold Date

**08-Mar-22**

Distance

**0.73km**

RS = Recent sale

UN = Undisclosed Sale

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