



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 13 Stockport Crescent, THORNHILL PARK 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$680,000 - \$700,000**

### Median sale price

Median **House** for **T HORNHILL PARK** for period **Oct 2018 - Sep 2019**  
Sourced from [realestate.com.au](http://realestate.com.au).

**\$525,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

<b>11 Wiltshire Boulevard,</b> Thornhill Park 3335	<b>Price \$730,000</b> Sold 06 June 2018
<b>10 Lincolnshire Drive,</b> Thornhill Park 3335	<b>Price \$735,000</b> Sold 26 June 2018
<b>60 Wiltshire Boulevard,</b> Thornhill Park 3335	<b>Price \$710,000</b> Sold 29 September 2018

This Statement of Information was prepared on 19th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

House

4 beds

2 baths

2 parking

### Starr Property Group

Level 1, Suite 3, Brookside Central,  
9 - 12 Federation Way,  
Caroline Springs VIC 3023

### Contact agents

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