

## 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

34 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

\$310,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Land

Suburb

Thornhill Park

Period-from

01 Nov 2018

to

31 Oct 2019

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 Lomond Street Thornhill Park VIC 3335	\$299,000	23-Oct-19
17 Barclay Street Thornhill Park VIC 3335	\$295,000	09-Aug-19
4 Lomond Street Thornhill Park VIC 3335	\$295,000	01-Aug-19

OR

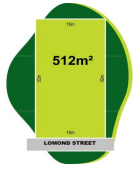
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 11 November 2019

Vish Safi

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**7 Lomond Street Thornhill Park VIC 3335**

Sold Price

**\$299,000**

Sold Date

**23-Oct-19**

3 2 2

Distance

**0.1km**

**17 Barclay Street Thornhill Park VIC 3335**

Sold Price

**\$295,000**

Sold Date

**09-Aug-19**

- - -

Distance

**0.18km**



**4 Lomond Street Thornhill Park VIC 3335**

Sold Price

Sold Date

**01-Aug-19**

4 2 2

Distance

**0.13km**

RS = Recent sale

UN = Undisclosed Sale

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