



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**24 Basingstoke Road,  
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 \$600,000 - \$660,000**

### Median sale price

Median **House** for **T HORNHILL PARK** for period **Feb 2019 - Aug 2019**

Sourced from **REA**.

**\$525,000**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**31 Somerset Road,**  
Thornhill Park 3335

Price **\$635,000** Sold 04 June  
2019

**10 Horsley Street,**  
Thornhill Park 3335

Price **\$535,000** Sold 05  
August 2019

**35 Somerset Road,**  
Thornhill Park 3335

Price **\$540,000** Sold 11 July  
2019

This Statement of Information was prepared on 11th Oct 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 REA.

### Sweeney Estate Agents Caroline Springs

Central Shopping Centre Shop 21a  
13-15 Lake Street,  
Caroline Springs VIC 3023

### Contact agents



**Leigh Gixti**  
Sweeney

(03) 9363 0600  
0414 098 557

[leigh@sweeneyea.com.au](mailto:leigh@sweeneyea.com.au)

