

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

8 Maya Avenue 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

\$315,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$259,500

Property type

Land

Suburb

Thornhill Park

Period-from

01 Mar 2020

to

28 Feb 2021

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

4 Marcela Place Thornhill Park VIC 3335	\$323,000	14-Jan-20
12 Sadie Avenue Thornhill Park VIC 3335	\$313,000	27-Jul-20
14 Roy Street Thornhill Park VIC 3335	\$315,000	23-Nov-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: 06 March 2021



4 Marcela Place Thornhill Park VIC 3335

 4  2  2

Sold Price

\$323,000

Sold Date

14-Jan-20

Distance

0.88km



12 Sadie Avenue Thornhill Park VIC 3335

 -  -  -

Sold Price

\$313,000

Sold Date

27-Jul-20

Distance

0.69km



14 Roy Street Thornhill Park VIC 3335

 -  -  -

Sold Price

\$315,000

Sold Date

23-Nov-19

Distance

1.06km

RS = Recent sale UN = Undisclosed Sale

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