

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 Wingfield Drive 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

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$261,000

Property type

Land

Suburb

Thornhill Park

Period-from

01 Oct 2019

to

30 Sep 2020

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

| | | |
|---|-----------|-----------|
| 6 Wingfield Drive Thornhill Park VIC 3335 | \$262,500 | 28-May-20 |
| 5 Adair Street Thornhill Park VIC 3335 | \$242,500 | 06-Jul-20 |
| 9 Gilfillan Circuit Thornhill Park VIC 3335 | \$265,000 | 31-Jul-20 |

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.~~

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Mahender Gurrala

P 0425434786

M 0425434786

E mahen@jupiterrealestate.com.au



**6 Wingfield Drive Thornhill Park
VIC 3335**

3 2 -

Sold Price

\$262,500

Sold Date **28-May-20**

Distance **0.01km**



**5 Adair Street Thornhill Park VIC
3335**

- - -

Sold Price

\$242,500

Sold Date **06-Jul-20**

Distance **0.29km**



**9 Gilfillan Circuit Thornhill Park VIC
3335**

- - -

Sold Price

\$265,000

Sold Date **31-Jul-20**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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