

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

219 ASHOKA 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

\$564,690

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Thornhill Park

Period-from

01 Apr 2022

to

31 Mar 2023

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

1 EUSTON WAY STRATHTULLOH VIC 3338	\$590,000	31-Jan-23
5 BALLAD STREET STRATHTULLOH VIC 3338	\$590,000	27-Oct-22
16 CLEF STREET STRATHTULLOH VIC 3338	\$590,000	27-Nov-22

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: 24 April 2023



**1 EUSTON WAY STRATHTULLOH
VIC 3338**

 4  2  2

Sold Price

^{RS} **\$590,000**

Sold Date

31-Jan-23

Distance

1.46km



**5 BALLAD STREET
STRATHTULLOH VIC 3338**

 4  2  1

Sold Price

\$590,000

Sold Date

27-Oct-22

Distance

1.72km



**16 CLEF STREET STRATHTULLOH
VIC 3338**

 4  2  1

Sold Price

Sold Date

27-Nov-22

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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