

## 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

70 Plymouth Drive, 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

\$245,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$292,500

Property type

Land

Suburb

Thornhill Park

Period-from

01 Jun 2021

to

31 May 2022

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

14 RAHUL STREET THORNHILL PARK VIC 3335	\$260,000	14-Dec-21
63 TOWER STREET THORNHILL PARK VIC 3335	\$235,000	20-Dec-21
27 TOWER STREET THORNHILL PARK VIC 3335	\$250,000	08-Jan-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: 08 June 2022

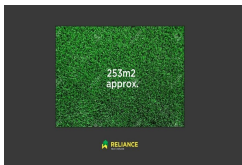

**14 RAHUL STREET THORNHILL  
PARK VIC 3335**
 4  2  -

 Sold Price **\$260,000** Sold Date **14-Dec-21**

 Distance **0.16km**

**63 TOWER STREET THORNHILL  
PARK VIC 3335**
 -  -  -

 Sold Price **\$235,000** Sold Date **20-Dec-21**

 Distance **1.02km**

**27 TOWER STREET THORNHILL  
PARK VIC 3335**
 -  -  -

 Sold Price **\$250,000** Sold Date **08-Jan-22**

 Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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