

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 10 Boston Avenue , Thornhill Park 3335

Indicative selling price

Single price

or range between \$460,000

&

\$490,000

Median sale price

Median price

\$455,000

*House

X

*Unit

Suburb

Rockbank

Period - From

March 2020

to

February 2021

Source

Core Logic

Comparable property sales

These are the two properties sold within Three 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

	Address of comparable property	Price	Date of sale
1.	15 Tower Street, Thornhill Park, VIC 3335	\$490,000	22/01/2021
2.	13 Midmar Terrace, Thornhill Park, VIC 3335	\$452,000	11/01/2021
2.	96 Murray Road, Thornhill Park, VIC 3335	\$450,000	17/12/2020