

Statement of Information

Sections 47AF of the Estate Agents Act 1980

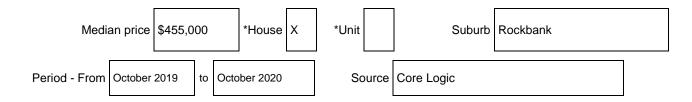
Property offered for sale

Address Lot 163 Boston Avenue , Thornhill Park 3335

Indicative selling price

	or range between	\$450,000	&	\$470,000
Single price	or range between	Ψ-30,000		

Median sale price



Comparable property sales

These are the two 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.	3 Shangrala Road , Rockbank, Vic 3335	\$420,000	20/07/2020
2.	37 Maya Avenue, Rockbank, VIC 3335	\$415,000	30/06/2020