

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agents' representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located in the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any internet advertisement and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Unit offered for sale

Address  
Including suburb and  
postcode

Thornhill Park - Wiltshire Boulevard and, Mount Cottrell Rd, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Lot 2145 (14 x 35) 497m <sup>2</sup>	\$309,000	Or range between	\$		\$
Lot 2140 (Irreg x 29) 621m <sup>2</sup>	\$348,000	Or range between	\$		\$
Lot 2142 (18 x 32) 497m <sup>2</sup>	\$323,000	Or range between	\$		\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price

\$245,000

Suburb

Thornhill Park

Period - From

May 20

To

Oct 20

Source

RPM Internal Research

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2145 (14 x 35) 497m <sup>2</sup>	Lot 1824 Thornhill Park Estate, Thornhill Park	\$290,000	Oct 2020
	Lot 2524 Thornhill Park Estate, Thornhill Park	\$280,000	Oct 2020
	Lot 2916 Thornhill Park Estate, Thornhill Park	\$290,000	Oct 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2140 (Irreg x 29) 621m <sup>2</sup>	Lot 108 Key West Estate, Thornhill Park	\$330,000	Sep 2020
	Lot 1658 Thornhill Park Estate, Thornhill Park	\$320,000	Sep 2020
	Lot 197 New Gardens Estate, Thornhill Park	\$332,500	Sep 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2142 (18 x 32) 497m <sup>2</sup>	Lot 108 Key West Estate, Thornhill Park	\$330,000	Sep 2020
	Lot 1658 Thornhill Park Estate, Thornhill Park	\$320,000	Sep 2020
	Lot 197 New Gardens Estate, Thornhill Park	\$332,500	Sep 2020

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

25.11.20

## Statement of Information

# Multiple residential properties located in the Melbourne metropolitan area

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### Indicative selling price

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Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 2334 (16 x 25) 368m <sup>2</sup>	\$257,500	Or range between	\$	&	\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price	\$245,000	Suburb	Thornhill Park		
Period - From	May 20	To	Oct 20	Source	RPM Internal Research

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 2334 (16 x 25) 368m2	Lot 121 Key West Estate, Thornhill Park	\$250,000	Oct 2020
	Lot 130 Key West Estate, Thornhill Park	\$241,000	Oct 2020
	Lot 131 Key West Estate, Thornhill Park	\$246,000	Oct 2020

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

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Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 2403 (Irreg x 31.31) 584m <sup>2</sup>	\$323,000	Or range between	\$	&	\$
Lot 2436 (14 x 32) 448m <sup>2</sup>	\$300,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price	\$245,000	Suburb	Thornhill Park
Period - From	May 20	To	Oct 20
		Source	RPM Internal Research

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**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2403 (Irreg x 31.31) 584m2	Lot 108 Key West Estate, Thornhill Park	\$330,000	Sep 2020
	Lot 1658 Thornhill Park Estate, Thornhill Park	\$320,000	Sep 2020
	Lot 197 New Gardens Estate, Thornhill Park	\$332,500	Sep 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2436 (14 x 32) 448m2	Lot 1824 Thornhill Park Estate, Thornhill Park	\$290,000	Oct 2020
	Lot 2524 Thornhill Park Estate, Thornhill Park	\$280,000	Oct 2020
	Lot 2916 Thornhill Park Estate, Thornhill Park	\$290,000	Oct 2020

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

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Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 2511 (16 x 31) 539m <sup>2</sup>	\$328,000	Or range between	\$	&	\$
Lot 2515 (14 x 25) 350m <sup>2</sup>	\$242,500	Or range between	\$	&	\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price	\$245,000	Suburb	Thornhill Park
Period - From	May 20	To	Oct 20
		Source	RPM Internal Research

### Comparable property sales (\*Delete A or B below as applicable)

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**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2511 (16 x 31) 539m <sup>2</sup>	Lot 108 Key West Estate, Thornhill Park	\$330,000	Sep 2020
	Lot 1658 Thornhill Park Estate, Thornhill Park	\$320,000	Sep 2020
	Lot 197 New Gardens Estate, Thornhill Park	\$332,500	Sep 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2515 (14 x 25) 350m <sup>2</sup>	Lot 121 Key West Estate, Thornhill Park	\$250,000	Oct 2020
	Lot 130 Key West Estate, Thornhill Park	\$241,000	Oct 2020
	Lot 131 Key West Estate, Thornhill Park	\$246,000	Oct 2020

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

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Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 2701,2707 (600m2-650m2)	\$	Or range between	\$353,000	&	\$365,000
Lot 2706, 2721, 2781 (650m2-700m2)	\$	Or range between	\$369,000	&	\$373,000
Lot 2715, 2732, 2747,2750 (550m2-600m2)	\$	Or range between	\$333,000	&	\$336,000
Lot 2717, 2719, 2722, 2725, 2776, 2788, 2789 (400m2-450m2)	\$	Or range between	\$267,500	&	\$290,000
Lot 2733, 2736, 2737, 2740, 2774, 2783, 2784, 2785, 2786, 2787, 2791 (500m2-550m2)	\$	Or range between	\$315,000	&	\$327,000
Lot 2735, 2738, 2739, 2748, 2749, 2751, 2752, 2753, 2754, 2763, 2764, 2766, 2777, 2778, 2780 (450m2-500m2)	\$	Or range between	\$290,000	&	\$327,000
Lot 2762 (14.33x 44.48) 909m2	\$439,000	Or range between	\$	&	\$
Lot 2767 (15.97 x 40.81) 740m2	\$399,000	Or range between	\$	&	\$
Lot 2768, 2769, 2770, 2771 (250m2-300m2)	\$	Or range between	\$206,000	&	\$210,000

Additional entries may be included or attached as required.

## Suburb land median sale price

Median price	\$245,000	Suburb	Thornhill Park
Period - From	May 20	To	Oct 20
Source	RPM Internal Research		

## Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
B		
B		
B		

### Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
B		
B		
B		

### Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
Lot 108 Key West Estate, Thornhill Park	\$330,000	Sep 2020
Lot 1658 Thornhill Park Estate, Thornhill Park	\$320,000	Sep 2020
Lot 197 New Gardens Estate, Thornhill Park	\$332,500	Sep 2020

### Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
Lot 1824 Thornhill Park Estate, Thornhill Park	\$290,000	Oct 2020
Lot 2524 Thornhill Park Estate, Thornhill Park	\$280,000	Oct 2020
Lot 2916 Thornhill Park Estate, Thornhill Park	\$290,000	Oct 2020

### Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
Lot 108 Key West Estate, Thornhill Park	\$330,000	Sep 2020
Lot 1658 Thornhill Park Estate, Thornhill Park	\$320,000	Sep 2020
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**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale****Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 2735, 2738, 2739, 2748, 2749, 2751, 2752, 2753, 2754, 2763, 2764, 2766, 2777, 2778, 2780 (450m2-500m2)	Lot 108 Key West Estate, Thornhill Park	\$330,000	Sep 2020
	Lot 1658 Thornhill Park Estate, Thornhill Park	\$320,000	Sep 2020
	Lot 197 New Gardens Estate, Thornhill Park	\$332,500	Sep 2020

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 2762 (14.33x44.48) 909m2	B		
	B		
	B		

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 2767 (15.97 x 40.81) 740m2	B		
	B		
	B		

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Lot 2768, 2769, 2770, 2771 (250m2-300m2)	Lot 3035 Thornhill Park Estate, Thornhill Park	\$190,000	Oct 2020
	Lot 3036 Thornhill Park Estate, Thornhill Park	\$190,000	Oct 2020
	Lot 3037 Thornhill Park Estate, Thornhill Park	\$190,000	Oct 2020

**OR**

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Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 2909, 2910, (450m <sup>2</sup> -500m <sup>2</sup> )	\$	Or range between	\$283,000	&	\$288,000
Lot 2932, (400m <sup>2</sup> -450m <sup>2</sup> )	\$	Or range between	\$277,000	&	\$290,000
Lot 2914, 2961 (500m <sup>2</sup> -550m <sup>2</sup> )		Or range between	\$313,000	&	\$315,000
Lot 2940, 2953, 2917 (550m <sup>2</sup> -600m <sup>2</sup> )		Or range between	\$308,000	&	\$333,000
Lot 2921 (670m <sup>2</sup> )	\$369,000				

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price \$245,000

Suburb Thornhill Park

Period - From May 20

To Oct 20

Source RPM Internal Research

### Comparable property sales (\*Delete A or B below as applicable)

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**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2909, 2910, (450m2-500m2)	Lot 1824 Thornhill Park Estate, Thornhill Park	\$290,000	Oct 2020
	Lot 2524 Thornhill Park Estate, Thornhill Park	\$280,000	Oct 2020
	Lot 2916 Thornhill Park Estate, Thornhill Park	\$290,000	Oct 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2932, (400m2-450m2)	Lot 1824 Thornhill Park Estate, Thornhill Park	\$290,000	Oct 2020
	Lot 2524 Thornhill Park Estate, Thornhill Park	\$280,000	Oct 2020
	Lot 2916 Thornhill Park Estate, Thornhill Park	\$290,000	Oct 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2914, 2961 (500m2-550m2)	Lot 1824 Thornhill Park Estate, Thornhill Park	\$290,000	Oct 2020
	Lot 2524 Thornhill Park Estate, Thornhill Park	\$280,000	Oct 2020
	Lot 2916 Thornhill Park Estate, Thornhill Park	\$290,000	Oct 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2940, 2953, 2917 (550m2-600m2)	Lot 108 Key West Estate, Thornhill Park	\$330,000	Sep 2020
	Lot 1658 Thornhill Park Estate, Thornhill Park	\$320,000	Sep 2020
	Lot 197 New Gardens Estate, Thornhill Park	\$332,500	Sep 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 2921 (670m2)	B		
	B		
	B		

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It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Unit offered for sale

Address  
Including suburb and  
postcode

Thornhill Park - Wiltshire Boulevard and, Mount Cottrell Rd, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 3032 (250m2-300m2)	\$184,000	Or range between	\$	&	\$
Lot 3013,3020 (500m2-550m2)	\$	Or range between	\$318,000	&	\$333,000
Lot 3018, 3021 (450m2-500m2)	\$	Or range between	\$285,000	&	\$319,000
Lot 3043 (400m2-450m2)	\$270,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price

\$245,000

Suburb

Thornhill Park

Period - From

May 20

To

Oct 20

Source

RPM Internal Research

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 3032 (250m2-300m2)	Lot 3035 Thornhill Park Estate, Thornhill Park	\$190,000	Oct 2020
	Lot 3036 Thornhill Park Estate, Thornhill Park	\$190,000	Oct 2020
	Lot 3037 Thornhill Park Estate, Thornhill Park	\$190,000	Oct 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 3013,3020 (500m2-550m2)	Lot 108 Key West Estate, Thornhill Park	\$330,000	Sep 2020
	Lot 1658 Thornhill Park Estate, Thornhill Park	\$320,000	Sep 2020
	Lot 197 New Gardens Estate, Thornhill Park	\$332,500	Sep 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 3018,3021 (450m2-500m2)	Lot 108 Key West Estate, Thornhill Park	\$330,000	Sep 2020
	Lot 1658 Thornhill Park Estate, Thornhill Park	\$320,000	Sep 2020
	Lot 197 New Gardens Estate, Thornhill Park	\$332,500	Sep 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 3043 (400m2-450m2)	Lot 2659 Thornhill Park Estate, Thornhill Park	\$267,500	Oct 2020
	Lot 2691 Thornhill Park Estate, Thornhill Park	\$268,000	Oct 2020
	Lot 2942 Thornhill Park Estate, Thornhill Park	\$265,000	Oct 2020

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

25.11.20

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agents' representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located in the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

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### Unit offered for sale

Address  
Including suburb and  
postcode

Thornhill Park - Wiltshire Boulevard and, Mount Cottrell Rd, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Lots 106, 123, 128 (250m2 to 300m2)	\$	Or range between	\$203,000		\$215,000
Lot 124 (400m2 to 450m2)	\$275,000	Or range between	\$		\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price	\$245,000	Suburb	Thornhill Park
Period - From	May 20	To	Oct 20
		Source	RPM Internal Research

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.



**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lots 106, 123, 128 (250m <sup>2</sup> to 300m <sup>2</sup> )	Lot 3035 Thornhill Park Estate, Thornhill Park	\$190,000	Oct 2020
	Lot 3036 Thornhill Park Estate, Thornhill Park	\$190,000	Oct 2020
	Lot 3037 Thornhill Park Estate, Thornhill Park	\$190,000	Oct 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 124 (400m <sup>2</sup> to 450m <sup>2</sup> )	Lot 2659 Thornhill Park Estate, Thornhill Park	\$267,500	Oct 2020
	Lot 2691 Thornhill Park Estate, Thornhill Park	\$268,000	Oct 2020
	Lot 2942 Thornhill Park Estate, Thornhill Park	\$265,000	Oct 2020

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

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25.11.20

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

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### Unit offered for sale

Address  
Including suburb and  
postcode

Thornhill Park - Wiltshire Boulevard and, Mount Cottrell Rd, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Lots 206 (200m2 to 250m2)	\$198,000	Or range between	\$		\$
Lot 219, 220 (300m2 to 350m2)	\$	Or range between	\$210,000		\$250,000
Lot 235 (350m2 to 400m2)	\$260,000				
Lot 203 (400m2 to 450m2)	\$300,000	Or range between	\$		\$
Lot 205 (450m2 to 500m2)	\$312,000	Or range between			
Lot 221 (500m2 to 550m2)	\$319,000	Or range between	\$		\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price \$245,000

Suburb Thornhill Park

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lots 206 (200m2 to 250m2)	Lot 3035 Thornhill Park Estate, Thornhill Park	\$190,000	Oct 2020
	Lot 3036 Thornhill Park Estate, Thornhill Park	\$190,000	Oct 2020
	Lot 3037 Thornhill Park Estate, Thornhill Park	\$190,000	Oct 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 219, 220 (300m2 to 350m2)	Lot 2340 Thornhill Park Estate, Thornhill Park	\$225,000	Oct 2020
	Lot 2689 Thornhill Park Estate, Thornhill Park	\$242,500	Oct 2020
	Lot 2929 Thornhill Park Estate, Thornhill Park	\$242,500	Oct 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 235 (350m2 to 400m2)	Lot 2659 Thornhill Park Estate, Thornhill Park	\$267,500	Oct 2020
	Lot 2691 Thornhill Park Estate, Thornhill Park	\$268,000	Oct 2020
	Lot 2942 Thornhill Park Estate, Thornhill Park	\$265,000	Oct 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 203 (400m2 to 450m2)	Lot 1824 Thornhill Park Estate, Thornhill Park	\$290,000	Oct 2020
	Lot 2524 Thornhill Park Estate, Thornhill Park	\$280,000	Oct 2020
	Lot 2916 Thornhill Park Estate, Thornhill Park	\$290,000	Oct 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 205 (450m2 to 500m2)	Lot 1824 Thornhill Park Estate, Thornhill Park	\$290,000	Oct 2020
	Lot 2524 Thornhill Park Estate, Thornhill Park	\$280,000	Oct 2020
	Lot 2916 Thornhill Park Estate, Thornhill Park	\$290,000	Oct 2020

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 221 (500m2 to 550m2)	Lot 108 Key West Estate, Thornhill Park	\$330,000	Sep 2020
	Lot 1658 Thornhill Park Estate, Thornhill Park	\$320,000	Sep 2020
	Lot 197 New Gardens Estate, Thornhill Park	\$332,500	Sep 2020

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

25.11.20