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	10 LINCOLNSHIRE 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~~		or range between	$779,000	&	$809,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	House	Suburb	Thornhill Park
Period-from	01 May 2021	to	30 Apr 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
11 BARCLAY STREET THORNHILL PARK VIC 3335	$790,000	28-Feb-22
30 RACHEL WAY THORNHILL PARK VIC 3335	$780,000	28-Jan-22
7 FERGUS STREET THORNHILL PARK VIC 3335	$834,000	07-Feb-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: 13 May 2022

CONSUMER AFFAIRS VICTORIA

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11 BARCLAY STREET THORNHILL PARK VIC 3335

4 2 2

Sold Price **$790,000** Sold Date **28-Feb-22**

Distance **0.58km**



30 RACHEL WAY THORNHILL PARK VIC 3335

4 2 2

Sold Price **$780,000** Sold Date **28-Jan-22**

Distance **0.32km**



7 FERGUS STREET THORNHILL PARK VIC 3335

4 4 2

Sold Price **$834,000** Sold Date **07-Feb-22**

Distance **0.15km**

RS = Recent sale **UN** = Undisclosed Sale

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Comparable Sales

6 46 WILTSHIRE BOULEVARD THORNHILL PARK VIC 3335

Sold Price $683,000



4 2 2 449m² 212m²

Year Built	2017	DOM	2
Sold Date	24-Nov-21	Distance	0.36km
First Listing	Private Sale: Contact Agent		
Last Listing	Under Contract		

7 9 BARCLAY STREET THORNHILL PARK VIC 3335

Sold Price $695,000



4 2 2 502m² 208m²

Year Built	2018	DOM	1
Sold Date	05-Feb-22	Distance	0.58km
First Listing	Price on Application		
Last Listing	Price on Application		

8 11 BARCLAY STREET THORNHILL PARK VIC 3335

Sold Price $790,000



4 2 2 504m² 237m²

Year Built	2019	DOM	1
Sold Date	28-Feb-22	Distance	0.58km
First Listing	Contact Agent		
Last Listing	Contact Agent		

9 3 LOMOND STREET THORNHILL PARK VIC 3335

Sold Price $656,000



4 2 2 400m² 181m²

Year Built	2019	DOM	26
Sold Date	28-Nov-21	Distance	0.65km
First Listing	$570000-$600000		
Last Listing	$570,000-$600,000		

10 15 APSLEY WAY THORNHILL PARK VIC 3335

Sold Price $689,000



4 2 2 476m² 183m²

Year Built	2018	DOM	30
Sold Date	23-Feb-22	Distance	1.2km
First Listing	$695,000		
Last Listing	UNDER CONTRACT		

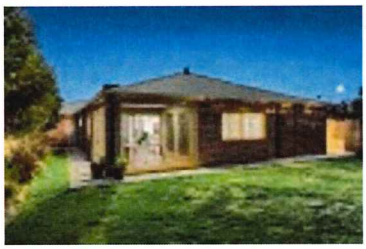
DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

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Comparable Sales

1 14 LINCOLNSHIRE DRIVE THORNHILL PARK VIC 3335

Sold Price $730,000



4 | 2 | 2 | 575m² | 197m²

Year Built	2018	DOM	35
Sold Date	03-Jan-22	Distance	0.03km
First Listing	$680,000 - $740,000		
Last Listing	$680,000 - $740,000		

2 13 WILTSHIRE BOULEVARD THORNHILL PARK VIC 3335

Sold Price $1,150,000



4 | 4 | 2 | 527m² | 358m²

Year Built	2018	DOM	34
Sold Date	11-Jan-22	Distance	0.1km
First Listing	Contact agent.		
Last Listing	UNDER OFFER!		

3 16 BROMLEY CIRCUIT THORNHILL PARK VIC 3335

Sold Price RS $680,000



4 | 2 | 2 | 546m² | 186m²

Year Built	2018	DOM	114
Sold Date	25-Mar-22	Distance	0.15km
First Listing	Contact Agent!!		
Last Listing	Contact Agent!!		

4 7 FERGUS STREET THORNHILL PARK VIC 3335

Sold Price $834,000



4 | 4 | 2 | 448m² | 358m²

Year Built	2017	DOM	5
Sold Date	07-Feb-22	Distance	0.15km
First Listing	GRAND OPENING SATURDAY 1:00 PM - 1:30 PM		
Last Listing	Private Sale: Contact Agent		

5 30 RACHEL WAY THORNHILL PARK VIC 3335

Sold Price $780,000



4 | 2 | 2 | 553m² | 218m²

Year Built	2018	DOM	9
Sold Date	28-Jan-22	Distance	0.32km
First Listing	Private Sale: Contact Agent		
Last Listing	UNDER CONTRACT		

DOM = Days on market **RS** = Recent sale **UN** = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

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