

---

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

---

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

4 Basingstroke Road, Thornhill Park 3335
--

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$375,000		
-----------	--	--

### Median sale price

Median price

N/A	*House	<input type="checkbox"/>	*Land	<input checked="" type="checkbox"/>	Suburb	Thornhill Park
-----	--------	--------------------------	-------	-------------------------------------	--------	----------------

Period - From

June 2016	to	May 2017	Source	REIV propertydata.com.au
-----------	----	----------	--------	--------------------------

### Comparable property sales

**A\*** ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

**B\*** The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.