

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

103/95 THAMES STREET BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,499

Property type

Unit

Suburb

Box Hill

Period-from

01 Dec 2021

to

30 Nov 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

3106/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$499,000	01-Aug-22
1/1045-1047 WHITEHORSE ROAD BOX HILL VIC 3128	\$530,000	03-Nov-22
17/7 JOHN STREET BOX HILL VIC 3128	\$445,000	30-Aug-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: 06 December 2022

**MANDY LEE**

家誠地產

grace qi

P 03 9898 9000

M 0402 209 492

E grace@mandylee.com.au

**3106/850 WHITEHORSE ROAD
BOX HILL VIC 3128**
 2
  1
  1

Sold Price

\$499,000

Sold Date

01-Aug-22

Distance

0.49km**1/1045-1047 WHITEHORSE ROAD
BOX HILL VIC 3128**
 2
  1
  1

Sold Price

^{RS} **\$530,000**

Sold Date

03-Nov-22

Distance

0.8km**17/7 JOHN STREET BOX HILL VIC
3128**
 2
  1
  1

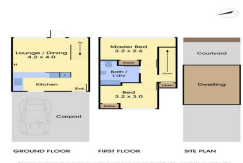
Sold Price

^{RS} **\$445,000**

Sold Date

30-Aug-22

Distance

1.04km**3/37 BISHOP STREET BOX HILL
VIC 3128**
 2
  1
  1

Sold Price

\$500,000

Sold Date

16-Aug-22

Distance

1.27km**RS** = Recent sale**UN** = Undisclosed Sale

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