

# RT Edgar

## STATEMENT OF INFORMATION

26 May 2018

### Property offered for sale

39 Thames Street, Box Hill VIC 3129

### Indicative selling price

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

Single price \$1,600,000

### Median sale price

Median price	\$1,350,000	House	X	Unit	Suburb	Box Hill
Period - From	01/01/2017	to	31/12/2017	Source	REIV	

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Nick Walker consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 27 Pendle St BOX HILL 3128	\$1,635,500	18/11/2017
2 65 Springfield Rd BOX HILL NORTH 3129	\$1,600,000	18/11/2017
3 5 Barbara St MONT ALBERT NORTH 3129	\$1,592,000	25/11/2017