



## Statement of Information

Section 47AF of the Estate Agents Act 1980

5/74-76 Thames Street,  
Box Hill North VIC 3129

### Single Price

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

**\$430,000**

### Median sale price

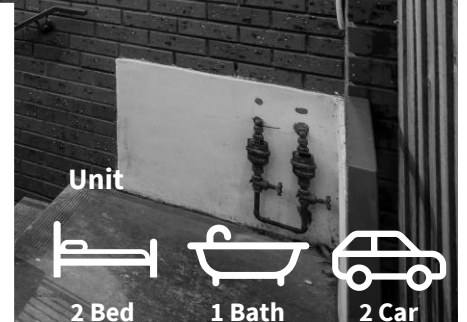
**\$863,500**

Median **Unit** price for **Box Hill North** from **Corelogic** from the 01/05/2021 – 30/04/2022.

### Comparable Property Sales

\*\*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>13/18 Ashted Road</b> Box Hill VIC 3128	<b>\$410,000</b>	Sold 28 <sup>th</sup> of February 2022
<b>209/33 Harrow Street,</b> Box Hill, VIC 3128	<b>\$420,000</b>	Sold 20 <sup>th</sup> of April 2022
<b>10/96 Severn Street</b> Box Hill North VIC 3129	<b>\$414,999</b>	Sold 4 <sup>th</sup> of December 2021



**Harcourts Wantirna**  
Shop 5/249 Stud Road  
Wantirna VIC 3152

**Harcourts**

This Statement of Information was prepared on: 30<sup>th</sup> of May 2022.