

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

7/100 THAMES STREET BOX HILL NORTH VIC 3129

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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,500

Property type

Unit

Suburb

Box Hill North

Period-from

01 Aug 2023

to

31 Jul 2024

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

3/46 ELLINGWORTH PARADE BOX HILL VIC 3128	\$780,000	20-Apr-24
1/1104 WHITEHORSE ROAD BOX HILL VIC 3128	\$827,000	27-Jul-24
4/52 SPRINGFIELD ROAD BOX HILL NORTH VIC 3129	\$835,000	01-Jul-23

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: 19 August 2024

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3/46 ELLINGWORTH PARADE BOX HILL VIC 3128 Sold Price ^{RS} **\$780,000** Sold Date **20-Apr-24**
 Distance **1.06km**

3 2 1



1/1104 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price ^{RS} **\$827,000** Sold Date **27-Jul-24**
 Distance **1.28km**

3 2 1



4/52 SPRINGFIELD ROAD BOX HILL NORTH VIC 3129 Sold Price **\$835,000** Sold Date **01-Jul-23**
 Distance **1.54km**

3 2 1



2/6 ASPINALL ROAD BOX HILL NORTH VIC 3129 Sold Price **\$800,000** Sold Date **03-May-23**
 Distance **1.55km**

3 2 1

RS = Recent sale UN = Undisclosed Sale

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