

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

4/38a Thames Street, Box Hill North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$750,000

Median sale price

Median price \$1,006,500

Property Type Unit

Suburb Box Hill North

Period - From 01/04/2023

to 30/06/2023

Source REIV

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 six 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
1	1/74 Severn St BOX HILL NORTH 3129	\$754,000	06/05/2023
2	1/924 Station St BOX HILL NORTH 3129	\$720,000	26/08/2023
3	4/5 Janda Ct BOX HILL NORTH 3129	\$720,000	23/03/2023

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 six months.~~

This Statement of Information was prepared on:

06/09/2023 10:54



 2  1  1

Rooms: 3
Property Type: Unit
Land Size: 178 sqm approx

Agent Comments

Body corp: Approx. \$2200 P/A Council rate: Approx. \$1250 P/A Current rental income: \$1825 P/M on month-by-month Property built around 1980

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

June quarter 2023: \$1,006,500

Comparable Properties



1/74 Severn St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 2  1  1

Price: \$754,000
Method: Auction Sale
Date: 06/05/2023
Property Type: Unit



1/924 Station St BOX HILL NORTH 3129 (REI)

Agent Comments

 2  1  2

Price: \$720,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Unit



4/5 Janda Ct BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 2  1  1

Price: \$720,000
Method: Sold Before Auction
Date: 23/03/2023
Property Type: Unit

Account - The One Real Estate (AU) | P: 03 7007 5707