

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

2/38a Thames Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$890,000

Property Type Unit

Suburb Box Hill North

Period - From 01/04/2024

to 30/06/2024

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	1/18 Thames St BOX HILL NORTH 3129	\$732,000	06/07/2024
2	2/67 Severn St BOX HILL NORTH 3129	\$712,000	06/07/2024
3	3/18 Severn St BOX HILL NORTH 3129	\$691,000	20/04/2024

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:

15/07/2024 13:52



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Property Type: Unit

Agent Comments

Built around 1973, body corp fees approx. \$2200 per year, council rate approx. \$1255 per year, only 4 on the block

Indicative Selling Price

\$680,000 - \$730,000

Median Unit Price

June quarter 2024: \$890,000

Comparable Properties



1/18 Thames St BOX HILL NORTH 3129 (REI)

Agent Comments

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Price: \$732,000

Method: Auction Sale

Date: 06/07/2024

Property Type: Unit



2/67 Severn St BOX HILL NORTH 3129 (REI)

Agent Comments

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Price: \$712,000

Method: Auction Sale

Date: 06/07/2024

Property Type: Unit

Land Size: 139 sqm approx



3/18 Severn St BOX HILL NORTH 3129 (REI)

Agent Comments

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Price: \$691,000

Method: Auction Sale

Date: 20/04/2024

Property Type: Unit

Land Size: 145 sqm approx

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