

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

9/74-76 Thames Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$730,500

Property Type Unit

Suburb Box Hill North

Period - From 21/02/2021

to

20/02/2022

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	12/51-53 Bank St BOX HILL 3128	\$440,000	30/11/2021
2	4/779 Station St BOX HILL NORTH 3129	\$430,000	14/11/2021
3	14/32-34 Albion Rd BOX HILL 3128	\$420,000	12/11/2021

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:

21/02/2022 17:13



2 1 2

Property Type: Unit

Agent Comments

Comparable Properties



12/51-53 Bank St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$440,000

Method: Private Sale

Date: 30/11/2021

Rooms: 4

Property Type: Unit



4/779 Station St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

2 1 1

Price: \$430,000

Method: Sold After Auction

Date: 14/11/2021

Property Type: Unit



14/32-34 Albion Rd BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$420,000

Method: Sale

Date: 12/11/2021

Property Type: Strata Flat - Single OYO Flat