

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

2/38 Thames Street, Box Hill North Vic 3129

Indicative selling price

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

Single price \$640,000

Median sale price

Median price \$750,000

House

Unit

X

Suburb

Box Hill North

Period - From 01/07/2018

to

30/09/2018

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	4/3 Wellington Rd BOX HILL 3128	\$658,000	21/07/2018
2	3/18 Thames St BOX HILL NORTH 3129	\$643,000	04/08/2018
3	2/2 Mersey St BOX HILL NORTH 3129	\$640,000	20/10/2018

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.

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Indicative Selling Price

\$640,000

Median Unit Price

September quarter 2018: \$750,000



2 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



4/3 Wellington Rd BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$658,000

Method: Auction Sale

Date: 21/07/2018

Rooms: -

Property Type: Unit

Land Size: 99 sqm approx



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

Agent Comments

2 1 2

Price: \$643,000

Method: Auction Sale

Date: 04/08/2018

Rooms: 3

Property Type: Unit



2/2 Mersey St BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 1

Price: \$640,000

Method: Auction Sale

Date: 20/10/2018

Rooms: 4

Property Type: Unit