

# 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 205/95 Thames Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000 & \$500,000

### Median sale price

Median price \$546,000 Property Type Unit Suburb Box Hill

Period - From 01/10/2023 to 30/09/2024 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 | 2/28 Zetland Rd MONT ALBERT 3127    | \$440,000 | 12/09/2024   |
| 2 | 205/999 Whitehorse Rd BOX HILL 3128 | \$495,000 | 26/08/2024   |
| 3 | 1/33 Albion Rd BOX HILL 3128        | \$500,000 | 20/08/2024   |

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: 12/11/2024 12:29

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**Indicative Selling Price**

\$460,000 - \$500,000

**Median Unit Price**

Year ending September 2024: \$546,000



 2  1  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**2/28 Zetland Rd MONT ALBERT 3127 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 12/09/2024

**Property Type:** Apartment



**205/999 Whitehorse Rd BOX HILL 3128 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$495,000

**Method:** Private Sale

**Date:** 26/08/2024

**Property Type:** Apartment



**1/33 Albion Rd BOX HILL 3128 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 20/08/2024

**Property Type:** Apartment

**Account - McGrath Box Hill** | P: 03 9889 8800 | F: 03 9889 8802



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