Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	205/95 Thames Street, Box Hill Vic 3128
Including suburb and	
postcode	

Indicative selling price

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

Range between \$460,000	&	\$500,000
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Median sale price

Median price	\$546,000	Pro	perty Type U	nit		Suburb	Box Hill
Period - From	01/10/2023	to	30/09/2024	So	urce	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

Add	dress 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 comparableproperties 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



McGrath

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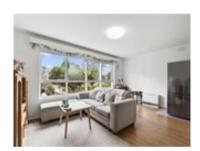
Indicative Selling Price \$460,000 - \$500,000 **Median Unit Price** Year ending September 2024: \$546,000



Property Type: Apartment

Agent Comments

Comparable Properties



2/28 Zetland Rd MONT ALBERT 3127 (REI)

Agent Comments

Price: \$440,000 Method: Private Sale Date: 12/09/2024

Property Type: Apartment



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

2





Agent Comments

Price: \$495,000 Method: Private Sale Date: 26/08/2024

Property Type: Apartment



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





Agent Comments

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



