

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

6/85 Thames Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$790,000

&

\$869,000

Median sale price

Median price \$870,000

Property Type Townhouse

Suburb Box Hill

Period - From 19/03/2022

to

18/03/2023

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	1/70 Albion Rd BOX HILL 3128	\$850,000	28/11/2022
2	1/773 Station St BOX HILL NORTH 3129	\$830,000	20/12/2022
3	3/11 Brougham St BOX HILL 3128	\$811,500	01/10/2022

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:

19/03/2023 17:17



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Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$790,000 - \$869,000
Median Townhouse Price
19/03/2022 - 18/03/2023: \$870,000

Comparable Properties

1/70 Albion Rd BOX HILL 3128 (VG)

Agent Comments

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Price: \$850,000
Method: Sale
Date: 28/11/2022
Property Type: Flat/Unit/Apartment (Res)



1/773 Station St BOX HILL NORTH 3129 (REI)

Agent Comments

3 3 1

Price: \$830,000
Method: Private Sale
Date: 20/12/2022
Property Type: Townhouse (Single)



3/11 Brougham St BOX HILL 3128 (VG)

Agent Comments

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Price: \$811,500
Method: Sale
Date: 01/10/2022
Property Type: Flat/Unit/Apartment (Res)