

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

7/71 Thames Street, Box Hill Vic 3128

Indicative selling price

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

Single price

\$725,000

Median sale price

Median price

\$827,000

Property Type

Townhouse

Suburb

Box Hill

Period - From

14/09/2023

to

13/09/2024

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	5/1102 Whitehorse Rd BOX HILL 3128	\$707,000	11/09/2024
2	2/744 Station St BOX HILL 3128	\$708,000	03/08/2024
3	3/46 Ellingworth Pde BOX HILL 3128	\$780,000	20/04/2024

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:

14/09/2024 12:43



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Built 2016 8 on the block
Body Corp: \$2,350 approx.
Council Rate: \$1,372 per year

Indicative Selling Price

\$725,000

Median Townhouse Price

14/09/2023 - 13/09/2024: \$827,000

Comparable Properties



5/1102 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments

3 2 1

Price: \$707,000

Method: Sold Before Auction

Date: 11/09/2024

Property Type: Townhouse (Single)



2/744 Station St BOX HILL 3128 (REI)

Agent Comments

3 2 1

Price: \$708,000

Method: Auction Sale

Date: 03/08/2024

Property Type: Townhouse (Res)



3/46 Ellingworth Pde BOX HILL 3128 (REI/VG)

Agent Comments

3 2 1

Price: \$780,000

Method: Auction Sale

Date: 20/04/2024

Property Type: Townhouse (Res)