

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

2/47 THAMES STREET BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

5/49 VICTORIA STREET BOX HILL VIC 3128	\$710,000	04-May-23
2/46 VICTORIA STREET BOX HILL VIC 3128	\$670,000	22-Sep-23
1/68 MEDWAY STREET BOX HILL NORTH VIC 3129	\$671,000	25-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 04 October 2023



**5/49 VICTORIA STREET BOX HILL
VIC 3128**

Sold Price

\$710,000

Sold Date **04-May-23**

2 1 1

Distance **0.84km**



**2/46 VICTORIA STREET BOX HILL
VIC 3128**

Sold Price

^{RS} **\$670,000**

Sold Date **22-Sep-23**

2 1 1

Distance **0.94km**



**1/68 MEDWAY STREET BOX HILL
NORTH VIC 3129**

Sold Price

^{RS} **\$671,000**

Sold Date **25-Sep-23**

2 1 1

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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