

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

7/74 Thames Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$290,000 & \$315,000

Median sale price

Median price

\$768,000

Property Type

Unit

Suburb

Box Hill North

Period - From

26/04/2021

to

25/04/2022

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	7/5 James St BOX HILL 3128	\$396,000	13/04/2022
2	7/91 Thames St BOX HILL 3128	\$350,000	02/03/2022
3	3/20 Ashted Rd BOX HILL 3128	\$295,500	23/04/2022

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:

26/04/2022 13:51



 1  1  2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$290,000 - \$315,000

Median Unit Price

26/04/2021 - 25/04/2022: \$768,000

Comparable Properties



7/5 James St BOX HILL 3128 (REI)

Agent Comments

 2  1  1

Price: \$396,000

Method: Private Sale

Date: 13/04/2022

Property Type: Apartment



7/91 Thames St BOX HILL 3128 (REI)

Agent Comments

 1  1  1

Price: \$350,000

Method: Private Sale

Date: 02/03/2022

Property Type: Apartment



3/20 Ashted Rd BOX HILL 3128 (REI)

Agent Comments

 1  1  1

Price: \$295,500

Method: Auction Sale

Date: 23/04/2022

Property Type: Unit

Land Size: 58 sqm approx