

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

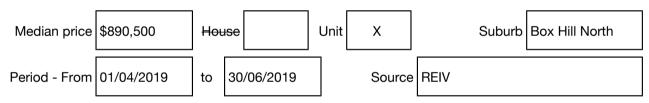
ss 3/85 Medway Street, Box Hill North Vic 3129 nd de

Indicative selling price

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

Range between \$600,000	&	\$660,000	
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Median sale price



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	3/68 Dorking Rd BOX HILL 3128	\$658,000	25/07/2019
2	3/85 Thames St BOX HILL 3128	\$640,000	09/05/2019
3	1/36 Thames St BOX HILL NORTH 3129	\$600,000	11/05/2019

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.

Account - Jellis Craig | P: (03) 9908 5700 | F: 9877 2887

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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 1/91
 1/87
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 4/74
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 70



Rooms: Property Type: Flat/Unit/Apartment (Res) Agent Comments Charles Shi 9908 5706 0423 633 253 charlesshi@jelliscraig.com.au

Indicative Selling Price \$600,000 - \$660,000 Median Unit Price June quarter 2019: \$890,500

Comparable Properties



3/68 Dorking Rd BOX HILL 3128 (REI) 2 1 2 2

Price: \$658,000 Method: Private Sale Date: 25/07/2019 Rooms: -Property Type: Unit Agent Comments

3/85 Thames St BOX HILL 3128 (VG)

Agent Comments



Price: \$640,000 Method: Sale Date: 09/05/2019 Rooms: -Property Type: Flat/Unit/Apartment (Res)



1/36 Thames St BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$600,000 Method: Auction Sale Date: 11/05/2019 Rooms: 3 Property Type: Unit Land Size: 117 sqm approx

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