

## 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

3/85 Medway Street, Box Hill North Vic 3129

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

#### Median sale price

Median price \$890,500 House Unit X Suburb Box Hill North

Period - From 01/04/2019 to 30/06/2019 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	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.

3/85 Medway Street, Box Hill North Vic 3129

**Jellis  
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Charles Shi

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**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

June quarter 2019: \$890,500



 2  1  1

**Rooms:**

**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



**3/68 Dorking Rd BOX HILL 3128 (REI)**

Agent Comments

 2  1  2

**Price:** \$658,000

**Method:** Private Sale

**Date:** 25/07/2019

**Rooms:** -

**Property Type:** Unit

**3/85 Thames St BOX HILL 3128 (VG)**

Agent Comments

 3  -  -

**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

 2  1  1

**Price:** \$600,000

**Method:** Auction Sale

**Date:** 11/05/2019

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 117 sqm approx