

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

2/73 Thames Street, Box Hill Vic 3128

Indicative selling price

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

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

Median sale price

Median price \$625,000 Property Type Unit Suburb Box Hill

Period - From 01/01/2020 to 31/03/2020 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	1/30 Barkly St BOX HILL 3128	\$665,000	04/04/2020
2	2/72 Albion Rd BOX HILL 3128	\$645,000	29/02/2020
3	4/115 Severn St BOX HILL NORTH 3129	\$641,000	14/04/2020

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:

27/04/2020 11:14



Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

March quarter 2020: \$625,000

Comparable Properties



1/30 Barkly St BOX HILL 3128 (REI)

Agent Comments



Price: \$665,000
Method: Auction Sale
Date: 04/04/2020
Property Type: Unit



2/72 Albion Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$645,000
Method: Auction Sale
Date: 29/02/2020
Rooms: 4
Property Type: Unit



4/115 Severn St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$641,000
Method: Sold Before Auction
Date: 14/04/2020
Property Type: Unit
Land Size: 201 sqm approx