

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

G01/95 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

\$568,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2021

to

30 Apr 2022

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

819/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$553,000	04-Feb-20
4/355 BURWOOD HIGHWAY BURWOOD VIC 3125	\$560,000	17-Mar-21
1/21 RAILWAY ROAD BLACKBURN VIC 3130	\$532,500	27-Nov-20

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: 11 May 2022

**MANDY LEE**

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**819/850 WHITEHORSE ROAD BOX
HILL VIC 3128**

Sold Price

\$553,000Sold Date **04-Feb-20**

2

1

1

Distance

-

**4/355 BURWOOD HIGHWAY
BURWOOD VIC 3125**

Sold Price

\$560,000Sold Date **17-Mar-21**

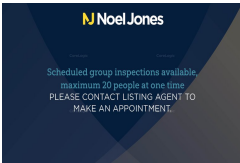
2

1

1

Distance

-

**1/21 RAILWAY ROAD BLACKBURN
VIC 3130**

Sold Price

\$532,500Sold Date **27-Nov-20**

2

1

1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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