

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

7/142-144 THAMES STREET BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$729,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Apr 2023

to

31 Mar 2024

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

6/87 SEVERN STREET BOX HILL NORTH VIC 3129	\$775,000	22-Nov-23
3/120 SEVERN STREET BOX HILL NORTH VIC 3129	\$710,000	23-Mar-24
2/88 THAMES STREET BOX HILL NORTH VIC 3129	\$750,000	06-Apr-24

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: 18 April 2024



**6/87 SEVERN STREET BOX HILL
NORTH VIC 3129**

 3  2  2

Sold Price

\$775,000

Sold Date **22-Nov-23**

Distance **0.36km**



**3/120 SEVERN STREET BOX HILL
NORTH VIC 3129**

 2  1  2

Sold Price

^{RS} **\$710,000**

Sold Date **23-Mar-24**

Distance **0.12km**



**2/88 THAMES STREET BOX HILL
NORTH VIC 3129**

 2  2  1

Sold Price

^{RS} **\$750,000** ^{UN}

Sold Date **06-Apr-24**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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