

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

4/84 Thames Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$893,000

Property Type Unit

Suburb Box Hill North

Period - From 01/04/2022

to 31/03/2023

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	6/24 Brougham St BOX HILL 3128	\$728,500	22/02/2023
2	2/370 Middleborough Rd BLACKBURN 3130	\$689,000	17/12/2022
3			

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:

26/04/2023 14:15



Property Type: House

Agent Comments

Comparable Properties

6/24 Brougham St BOX HILL 3128 (VG)

Agent Comments



Price: \$728,500

Method: Sale

Date: 22/02/2023

Property Type: Flat/Unit/Apartment (Res)



2/370 Middleborough Rd BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$689,000

Method: Auction Sale

Date: 17/12/2022

Property Type: Townhouse (Res)

Land Size: 162 sqm approx

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.