

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

202/95 Thames Street, Box Hill Vic 3128

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/01/2022

to

31/12/2022

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	804/15 Irving Av BOX HILL 3128	\$529,000	23/12/2022
2	6/764 Whitehorse Rd MONT ALBERT 3127	\$491,000	10/01/2023
3	907/710 Station St BOX HILL 3128	\$472,000	07/02/2023

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:

24/02/2023 14:37

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Indicative Selling Price

\$495,000

Median Unit Price

Year ending December 2022: \$550,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



804/15 Irving Av BOX HILL 3128 (REI)

Agent Comments



Price: \$529,000

Method: Private Sale

Date: 23/12/2022

Property Type: Apartment



6/764 Whitehorse Rd MONT ALBERT 3127 (REI/VG)

Agent Comments



Price: \$491,000

Method: Private Sale

Date: 10/01/2023

Property Type: Apartment



907/710 Station St BOX HILL 3128 (REI)

Agent Comments



Price: \$472,000

Method: Private Sale

Date: 07/02/2023

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802