### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 202/95 Thames Street, Box Hill Vic 3128

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	ı/underquo	ting		
Single pric	e \$495,000							
Median sale p	rice							
Median price	\$550,000	Pro	operty Type	Uni	t		Suburb	Box Hill
Period - From	01/01/2022	to	31/12/2022		Sc	ource	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.

Add	dress 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



202/95 Thames Street, Box Hill Vic 3128

# McGrath



**Property Type:** Strata Unit/Flat Agent Comments

Joo Ming (JM) Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Indicative Selling Price \$495,000 Median Unit Price Year ending December 2022: \$550,000

## **Comparable Properties**



804/15 Irving Av BOX HILL 3128 (REI)



Price: \$529,000 Method: Private Sale Date: 23/12/2022 Property Type: Apartment Agent Comments



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

.BERT 3127 Agent Comments



Price: \$491,000 Method: Private Sale Date: 10/01/2023 Property Type: Apartment



907/710 Station St BOX HILL 3128 (REI)

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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



propertydata

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