

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

9 Thomas Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,680,000

&

\$1,780,000

Median sale price

Median price \$1,453,250

Property Type House

Suburb Box Hill South

Period - From 01/10/2021

to 30/09/2022

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	17 Westminster CI BLACKBURN SOUTH 3130	\$2,050,000	29/03/2022
2	14 Fowler St BOX HILL SOUTH 3128	\$1,920,000	14/10/2022
3	43 Andrews St BURWOOD 3125	\$1,780,000	15/09/2022

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:

21/11/2022 17:23



5
 3
 2

Property Type: House (Previously Occupied - Detached)
Land Size: 676 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,680,000 - \$1,780,000
Median House Price
 Year ending September 2022: \$1,453,250

Comparable Properties

17 Westminster CI BLACKBURN SOUTH 3130 (VG) Agent Comments

5
 -
 -

Price: \$2,050,000
Method: Sale
Date: 29/03/2022
Property Type: House (Res)
Land Size: 645 sqm approx



14 Fowler St BOX HILL SOUTH 3128 (REI) Agent Comments

5
 3
 2

Price: \$1,920,000
Method: Private Sale
Date: 14/10/2022
Property Type: House (Res)
Land Size: 1024 sqm approx



43 Andrews St BURWOOD 3125 (REI/VG) Agent Comments

6
 3
 2

Price: \$1,780,000
Method: Sold Before Auction
Date: 15/09/2022
Property Type: House (Res)
Land Size: 825 sqm approx

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