### **McGrath**

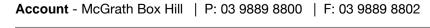
Jason Zou 03 9889 8800 0433 803 123 jasonzou@mcgrath.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

		Section 47AF of the Estate								nts Act 1980
Property offere	ed for s	sale								
Address Including suburb and postcode		5/134-136	3 Tham	nes Street,	Box Hill	North Vic	3129	)		
Indicative selli	ng pri	се								
For the meaning	of this p	orice see c	onsum	er.vic.gov.	au/undei	quoting				
Range between \$560,0		000	0 &		\$616,000					
Median sale pr	rice									
Median price	\$859,00	00 +	louse		Unit	Х		Suburb	Вох	Hill North
Period - From	- From 01/10/2017 to 31/12/2017 Source						REI	V		
Comparable p	roperty	/ sales (*I	Delete	A or B b	elow as	applica	ble)			
	that the	estate ago						operty for sale o be most cor		
Address of comparable property								Price		Date of sale
1										
2										
3										
OR										
B* The esta	ate ager	nt or agent'	s repre	esentative	reasonab	ly believe	s tha	at fewer than t	hree (	comparable

properties were sold within two kilometres of the property for sale in the last six months.







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#### **McGrath**

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**Indicative Selling Price** \$560,000 - \$616,000 **Median Unit Price** December quarter 2017: \$859,000



## Rooms: Property Type: Unit

**Agent Comments** 

#### Comparable Properties



2/25 Brougham St BOX HILL 3128 (REI)

Price: \$607,500 Method: Auction Sale Date: 11/11/2017

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



kilometres of the property for sale in the last six months.

3/2 Williamson Rd MONT ALBERT NORTH

3129 (REI)





Price: \$560,000 Method: Private Sale Date: 04/12/2017 Rooms: 3

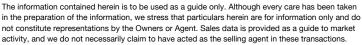
Property Type: Unit

The estate agent representative reasonably believes that fewer than three comparable properties were sold within two

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







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