

## 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

1/18 THAMES STREET BOX HILL NORTH VIC 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

3/76 SEVERN STREET BOX HILL NORTH VIC 3129	\$680,000	27-Apr-24
1/900 STATION STREET BOX HILL NORTH VIC 3129	\$659,000	11-Dec-23

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 6 months.

This Statement of Information was prepared on: 06 June 2024



**3/76 SEVERN STREET BOX HILL  
NORTH VIC 3129**

 2  1  1

Sold Price

<sup>RS</sup>

**\$680,000**

Sold Date

**27-Apr-24**

Distance

**0.71km**



**1/900 STATION STREET BOX HILL  
NORTH VIC 3129**

 2  1  1

Sold Price

**\$659,000**

Sold Date

**11-Dec-23**

Distance

**1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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