

# 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

15/142-144 Thames Street, Box Hill North Vic 3129
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$650,000
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 & 

\$700,000
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### Median sale price

Median price 

\$1,406,500
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 Property Type 

House
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 Suburb 

Box Hill North
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Period - From 

01/01/2024
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 to 

31/03/2024
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 Source 

REIV
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### 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	2/88 Thames St BOX HILL NORTH 3129	\$750,000	06/04/2024
2	6/1102 Whitehorse Rd BOX HILL 3128	\$655,000	17/05/2024
3			

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: 

17/06/2024 17:19
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15/142-144 Thames Street, Box Hill North Vic 3129

**Jellis  
Craig**

Neo Wei

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**Indicative Selling Price**

\$650,000 - \$700,000

**Median House Price**

March quarter 2024: \$1,406,500



 3  2  1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2/88 Thames St BOX HILL NORTH 3129  
(REI/VG)**

Agent Comments

 2  2  1

**Price:** \$750,000

**Method:** Sold Before Auction

**Date:** 06/04/2024

**Property Type:** Townhouse (Res)

**6/1102 Whitehorse Rd BOX HILL 3128 (REI)**

Agent Comments

 3  2  2

**Price:** \$655,000

**Method:** Private Sale

**Date:** 17/05/2024

**Property Type:** Townhouse (Res)

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.

Account - Jellis Craig | P: 03 9870 6211



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