

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

203/95 Thames Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$475,000 & \$520,000

Median sale price

Median price \$529,000 Property Type Unit Suburb Box Hill

Period - From 01/04/2022 to 31/03/2023 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	1311/11 Prospect St BOX HILL 3128	\$511,808	20/04/2023
2	208/15 Irving Av BOX HILL 3128	\$480,000	12/05/2023
3	202/95 Thames St BOX HILL 3128	\$479,000	21/05/2023

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.~~

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Indicative Selling Price

\$475,000 - \$520,000

Median Unit Price

Year ending March 2023: \$529,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties

1311/11 Prospect St BOX HILL 3128 (VG)

Agent Comments

 2  -  -

Price: \$511,808

Method: Sale

Date: 20/04/2023

Property Type: Strata Unit/Flat



208/15 Irving Av BOX HILL 3128 (REI)

Agent Comments

 2  2  1

Price: \$480,000

Method: Private Sale

Date: 12/05/2023

Property Type: Unit



202/95 Thames St BOX HILL 3128 (REI)

Agent Comments

 2  1  1

Price: \$479,000

Method: Private Sale

Date: 21/05/2023

Property Type: Apartment

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