

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

5/85 Thames Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$925,000 Property Type Townhouse Suburb Box Hill

Period - From 24/11/2022 to 23/11/2023 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	3/8 Ashted Rd BOX HILL 3128	\$738,000	18/07/2023
2	1/23-33 Cambridge St BOX HILL 3128	\$700,000	26/10/2023
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:

24/11/2023 16:06



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Property Type: Strata Unit/Flat

Land Size: 94 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Townhouse Price

24/11/2022 - 23/11/2023: \$925,000

Comparable Properties



3/8 Ashted Rd BOX HILL 3128 (VG)

Agent Comments

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Price: \$738,000

Method: Sale

Date: 18/07/2023

Property Type: Flat/Unit/Apartment (Res)



1/23-33 Cambridge St BOX HILL 3128 (REI)

Agent Comments

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Price: \$700,000

Method: Private Sale

Date: 26/10/2023

Property Type: Townhouse (Single)

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 - VICPROP