

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

1/100 Thames Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$690,000 & \$759,000

Median sale price*

Median price \$897,500 Property Type Unit Suburb Box Hill North

Period - From 16/10/2020 to 16/04/2021 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	8/781 Whitehorse Rd MONT ALBERT 3127	\$755,500	07/04/2021
2	7/32 Kenmare St MONT ALBERT 3127	\$730,000	03/11/2020
3	6/84 Thames St BOX HILL NORTH 3129	\$690,000	15/01/2021

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: 16/04/2021 13:17



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Property Type: Townhouse

Land Size: 71 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$759,000

Median Unit Price *

16/10/2020 - 16/04/2021: \$897,500

* Agent calculated median

Comparable Properties



8/781 Whitehorse Rd MONT ALBERT 3127 (REI)

Agent Comments

 2  2  2

Price: \$755,500

Method: Private Sale

Date: 07/04/2021

Property Type: Apartment



7/32 Kenmare St MONT ALBERT 3127 (REI/VG) Agent Comments

 3  1  3

Price: \$730,000

Method: Private Sale

Date: 03/11/2020

Property Type: Unit

Land Size: 157 sqm approx

6/84 Thames St BOX HILL NORTH 3129 (VG)

Agent Comments

 2  -  -

Price: \$690,000

Method: Sale

Date: 15/01/2021

Property Type: Strata Unit/Villa Unit/Townhouse

- Single OYO Unit