

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

G4/81 Thames Street, Box Hill Vic 3128

Indicative selling price

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

Single price

\$472,500

Median sale price

Median price

\$573,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/04/2022

to

30/06/2022

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	108/21 Cambridge St BOX HILL 3128	\$500,000	17/05/2022
2	3106/850 Whitehorse Rd BOX HILL 3128	\$499,000	01/08/2022
3	602/1 Elland Av BOX HILL 3128	\$455,000	12/09/2022

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:

05/10/2022 12:43



 2
  1
  1

Property Type: Apartment

Agent Comments

Approx. \$915 per year Owner Corporation: Approx. \$3200 per year

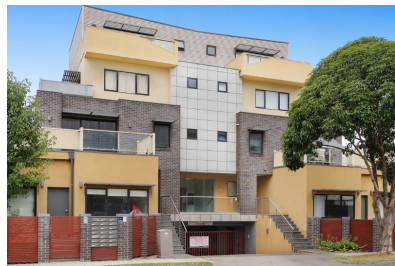
Indicative Selling Price

\$472,500

Median Unit Price

June quarter 2022: \$573,000

Comparable Properties



108/21 Cambridge St BOX HILL 3128 (VG)

Agent Comments

 2
  -
  -

Price: \$500,000

Method: Sale

Date: 17/05/2022

Property Type: Subdivided Flat - Single OYO Flat



3106/850 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments

 2
  1
  1

Price: \$499,000

Method: Private Sale

Date: 01/08/2022

Property Type: Apartment



602/1 Elland Av BOX HILL 3128 (REI)

Agent Comments

 2
  2
  1

Price: \$455,000

Method: Private Sale

Date: 12/09/2022

Property Type: Unit