

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

204/81 THAMES STREET BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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 6 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

3/50 NELSON ROAD BOX HILL VIC 3128	\$406,000	01-Apr-23
16/50 NELSON ROAD BOX HILL VIC 3128	\$485,088	25-Oct-22
104/771 STATION STREET BOX HILL NORTH VIC 3129	\$323,000	02-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 24 April 2023

**3/50 NELSON ROAD BOX HILL VIC 3128**

Sold Price

^{RS} **\$406,000** ^{UN}

Sold Date

01-Apr-23

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Distance

0.18km**16/50 NELSON ROAD BOX HILL VIC 3128**

Sold Price

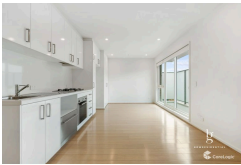
\$485,088

Sold Date

25-Oct-22

🛏️ 2 🚿 1 🚗 2

Distance

0.18km**104/771 STATION STREET BOX HILL NORTH VIC 3129**

Sold Price

^{RS} **\$323,000**

Sold Date

02-Feb-23

🛏️ 1 🚿 1 🚗 1

Distance

0.18km**RS** = Recent sale**UN** = Undisclosed Sale

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