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	3/47 Thames Street, Box Hill Vic 3128

Indicative selling price

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

Range between $640,000 & $700,000

Median sale price

Median price $656,750 Property Type Unit Suburb Box Hill

Period - From 01/07/2021 to 30/09/2021 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	2/11 Simpsons Rd BOX HILL 3128	$674,800	21/05/2021
2	5/8 Ashted Rd BOX HILL 3128	$680,000	25/08/2021
3	3/6 Simpsons Rd BOX HILL 3128	$707,500	10/10/2021

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: 17/11/2021 10:00

3/47 Thames Street, Box Hill Vic 3128



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$640,000 - $700,000
Median Unit Price
September quarter 2021: $656,750

Comparable Properties



2/11 Simpsons Rd BOX HILL 3128 (VG)

2 - -

Price: $674,800
Method: Sale
Date: 21/05/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



5/8 Ashted Rd BOX HILL 3128 (REI/VG)

2 1 1

Price: $680,000
Method: Private Sale
Date: 25/08/2021
Property Type: Unit
Land Size: 215 sqm approx

Agent Comments



3/6 Simpsons Rd BOX HILL 3128 (REI/VG)

2 1 1

Price: $707,500
Method: Auction Sale
Date: 10/10/2021
Property Type: Unit
Land Size: 146 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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