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	8/146 Thames Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $760,000 & $820,000

Median sale price

Median price $1,180,500 Property Type Townhouse Suburb Box Hill North

Period - From 12/11/2023 to 11/11/2024 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	37/781 Whitehorse Rd MONT ALBERT 3127	$800,000	20/09/2024
2	1/22 Thames St BOX HILL NORTH 3129	$816,000	24/08/2024
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: 12/11/2024 13:10

8/146 Thames Street, Box Hill North Vic 3129

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Property Type: Town House

Agent Comments

Indicative Selling Price
$760,000 - $820,000
Median Townhouse Price
12/11/2023 - 11/11/2024: $1,180,500

Comparable Properties



37/781 Whitehorse Rd MONT ALBERT 3127 (REI)

2 2 2

Price: $800,000
Method: Private Sale
Date: 20/09/2024
Property Type: Apartment

Agent Comments



1/22 Thames St BOX HILL NORTH 3129 (REI/VG)

2 1 2

Price: $816,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Unit
Land Size: 230 sqm approx

Agent Comments

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.

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