

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

11 Thames Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,633,000 Property Type House Suburb Box Hill

Period - From 01/10/2018 to 30/09/2019 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	3 Evan St BOX HILL NORTH 3129	\$1,440,000	03/08/2019
2	25 Medway St BOX HILL NORTH 3129	\$1,368,000	15/09/2019
3	17 Willow St BOX HILL NORTH 3129	\$1,345,000	26/10/2019

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:

13/11/2019 19:52

Dennis Dellas

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending September 2019: \$1,633,000



Rooms: 5

Property Type: House

Land Size: 757 sqm approx

Agent Comments

Comparable Properties



3 Evan St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,440,000

Method: Auction Sale

Date: 03/08/2019

Property Type: House (Res)



25 Medway St BOX HILL NORTH 3129 (VG)

Agent Comments



Price: \$1,368,000

Method: Sale

Date: 15/09/2019

Property Type: House (Res)

Land Size: 945 sqm approx



17 Willow St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,345,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 730 sqm approx