

# 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

12/142 Thames Street, Box Hill North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$880,000

### Median sale price

Median price \$920,000

Property Type Unit

Suburb Box Hill North

Period - From 01/10/2020

to 31/12/2020

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 | 2/143-145 Woodhouse Gr BOX HILL NORTH 3129 | \$900,000 | 02/03/2021   |
| 2 | 3/15 Bishop St BOX HILL 3128               | \$866,000 | 18/03/2021   |
| 3 | 5/2b Derwent St BOX HILL NORTH 3129        | \$865,000 | 24/01/2021   |

**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:

13/04/2021 10:32



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$880,000  
**Median Unit Price**  
December quarter 2020: \$920,000

## Comparable Properties



**2/143-145 Woodhouse Gr BOX HILL NORTH 3129 (REI)** [Agent Comments](#)



**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 02/03/2021  
**Property Type:** Townhouse (Single)



**3/15 Bishop St BOX HILL 3128 (REI)** [Agent Comments](#)



**Price:** \$866,000  
**Method:** Sold Before Auction  
**Date:** 18/03/2021  
**Property Type:** Unit  
**Land Size:** 225 sqm approx

**5/2b Derwent St BOX HILL NORTH 3129 (VG)** [Agent Comments](#)



**Price:** \$865,000  
**Method:** Sale  
**Date:** 24/01/2021  
**Property Type:** Flat/Unit/Apartment (Res)