

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 3/81 Thames Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$475,000 & \$520,000

Median sale price

Median price \$571,000

Unit X

Suburb Box Hill

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
9/81 Thames St BOX HILL 3128	\$508,000	23/12/2016
6/7-9 Archibald St BOX HILL 3128	\$495,500	14/04/2017
204/712-714 Station St BOX HILL 3128	\$475,000	19/04/2017