

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

4/9-11 Kent Road, Box Hill Vic 3128

Indicative selling price

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

Single price

\$400,000

Median sale price

Median price

\$545,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/07/2020

to

30/09/2020

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	6/1146 Whitehorse Rd BOX HILL 3128	\$406,000	03/06/2020
2	4/1072 Whitehorse Rd BOX HILL 3128	\$405,000	17/04/2020
3	9/47-49 Rose St BOX HILL 3128	\$375,000	25/08/2020

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:

13/10/2020 15:55



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$400,000

Median Unit Price
September quarter 2020: \$545,000

Comparable Properties



6/1146 Whitehorse Rd BOX HILL 3128 (REI/VG) Agent Comments



Price: \$406,000
Method: Private Sale
Date: 03/06/2020
Rooms: 3
Property Type: Apartment



4/1072 Whitehorse Rd BOX HILL 3128 (REI/VG) Agent Comments



Price: \$405,000
Method: Private Sale
Date: 17/04/2020
Rooms: 3
Property Type: Apartment



9/47-49 Rose St BOX HILL 3128 (REI)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 25/08/2020
Rooms: 4
Property Type: Unit