# 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

1211/3 Young Street, Box Hill Vic 3128

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	n \$590,000		&		\$620,000	)		
Median sale pi	rice							
Median price	\$640,000	Pro	operty Type	Unit			Suburb	Box Hill
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2306/3 Young St BOX HILL 3128	\$608,000	17/12/2024
2	1107/828 Whitehorse Rd BOX HILL 3128	\$630,000	29/11/2024
3	2002/36 Prospect St BOX HILL 3128	\$610,000	29/09/2024

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:

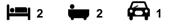
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**Indicative Selling Price** 





Froperty Type: Apartment\$590,000 - \$620,000Agent CommentsMedian Unit PriceCouncil rate: Approx. \$1011 / Year Body corp: Approx. \$3850 / Year

# **Comparable Properties**

2306/3 Young St BOX HILL 3128 (VG)	Agent Comments		
Price: \$608,000 Method: Sale			
Date: 17/12/2024			
Property Type: Subdivided Flat - Single OYO Flat			
 1107/828 Whitehorse Rd BOX HILL 3128 (VG)	Agent Comments		
<b>1</b> 2 <b>1</b> - <b>1</b> -	-		
Price: \$630,000			
<b>Method:</b> Sale <b>Date:</b> 29/11/2024			
Property Type: Subdivided Flat - Single OYO Flat			
 2002/36 Prospect St BOX HILL 3128 (VG)	Agent Comments		
2	-		
Price: \$610,000			
<b>Method:</b> Sale <b>Date:</b> 29/09/2024			
Property Type: Strata Unit/Flat			

Account - The One Real Estate (AU) | P: 03 7007 5707



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