

# 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

12/51 Bank Street, Box Hill Vic 3128

### Indicative selling price

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

Range between \$410,000

&

\$451,000

### Median sale price

Median price \$643,500

Property Type Unit

Suburb Box Hill

Period - From 01/04/2021

to

30/06/2021

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 | 6/91 Thames St BOX HILL 3128   | \$440,000 | 27/07/2021   |
| 2 | 4/5 James St BOX HILL 3128     | \$414,000 | 01/07/2021   |
| 3 | 8/5 Kent Rd BOX HILL 3128      | \$400,000 | 09/07/2021   |

**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:

03/09/2021 09:46

12/51 Bank Street, Box Hill Vic 3128



**PhilipWebb**

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**Indicative Selling Price**

\$410,000 - \$451,000

**Median Unit Price**

June quarter 2021: \$643,500



**Property Type:**

Agent Comments

## Comparable Properties



**6/91 Thames St BOX HILL 3128 (REI)**

Agent Comments



**Price:** \$440,000

**Method:** Private Sale

**Date:** 27/07/2021

**Property Type:** Unit



**4/5 James St BOX HILL 3128 (REI/VG)**

Agent Comments



**Price:** \$414,000

**Method:** Private Sale

**Date:** 01/07/2021

**Property Type:** Apartment



**8/5 Kent Rd BOX HILL 3128 (REI)**

Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 09/07/2021

**Rooms:** 4

**Property Type:** Apartment

**Account - Philip Webb**



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