Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/32 Ashted Road, Box Hill Vic 3128

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.au	ı/underquot	ing					
Single price	e \$388,000									
Median sale price										
Median price	\$520,000	Pro	perty Type Uni	t		Suburb	Box Hill			
Period - From	03/08/2019	to	02/08/2020	Sou	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.

Ad	dress of comparable property	Price	Date of sale
1	201/300 Middleborough Rd BLACKBURN 3130	\$395,000	04/03/2020
2	101/770 Whitehorse Rd MONT ALBERT 3127	\$390,000	10/03/2020
3	914/850 Whitehorse Rd BOX HILL 3128	\$370,000	05/02/2020

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:

03/08/2020 13:11









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$388,000 Median Unit Price 03/08/2019 - 02/08/2020: \$520,000

Comparable Properties



201/300 Middleborough Rd BLACKBURN 3130 Agent Comments (REI/VG)



Price: \$395,000 Method: Private Sale Date: 04/03/2020 Property Type: Unit Land Size: 2039 sqm approx

101/770 Whitehorse Rd MONT ALBERT 3127 (VG)

Agent Comments



Price: \$390,000 Method: Sale Date: 10/03/2020 Property Type: Strata Unit/Flat

914/850 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$370,000 Method: Sale Date: 05/02/2020 Property Type: Subdivided Flat - Single OYO Flat

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.