

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

2/32 Ashted Road, Box Hill Vic 3128

Indicative selling price

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

Single price

\$388,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Box Hill

Period - From

03/08/2019

to

02/08/2020

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	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



 2  - 

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)

 1  1  -

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 Agent Comments
(VG)

 1  -  -

Price: \$390,000

Method: Sale

Date: 10/03/2020

Property Type: Strata Unit/Flat

914/850 Whitehorse Rd BOX HILL 3128 (VG) Agent Comments

 1  -  -

Price: \$370,000

Method: Sale

Date: 05/02/2020

Property Type: Subdivided Flat - Single OYO
Flat