## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

\$147,600

Address Including suburb and	316/1 Wellington Road, Box Hill Vic 3128
postcode	

#### Indicative selling price

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

Range between \$140,000 & \$150,000	Range between	\$140,000	&	\$150,000
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#### Median sale price

Median price	\$565,000	Pro	perty Type	Jnit		Suburb	Box Hill
Period - From	25/11/2023	to	24/11/2024	So	ource	REIV	

# Comparable property sales (\*Delete A or B below as applicable)

201/1 Wellington Rd BOX HILL 3128

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	218/1 Wellington Rd BOX HILL 3128	\$145,000	21/11/2024
2	313/1 Wellington Rd BOX HILL 3128	\$145,000	03/09/2024

#### OR

3

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:	25/11/2024 16:45



29/07/2024



Jasmine Li (03) 9835 1153 0422 753 570 jasminel@rosshunt.com.au

**Indicative Selling Price** \$140,000 - \$150,000 **Median Unit Price** 25/11/2023 - 24/11/2024: \$565,000



Rooms: 2

Property Type: Apartment -

Student Only

**Agent Comments** 

# Comparable Properties



218/1 Wellington Rd BOX HILL 3128 (REI)

Price: \$145,000

Method:

Date: 21/11/2024

Property Type: Apartment

**Agent Comments** 



313/1 Wellington Rd BOX HILL 3128 (REI/VG)



Price: \$145,000 Method: Private Sale Date: 03/09/2024

Property Type: Apartment Land Size: 773.26 sqm approx **Agent Comments** 



201/1 Wellington Rd BOX HILL 3128 (REI/VG)

Price: \$147.600 Method: Private Sale Date: 29/07/2024 Property Type: Unit

Agent Comments

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044





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