

# 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 316/1 Wellington Road, 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 \$140,000 & \$150,000

### Median sale price

Median price \$565,000 Property Type Unit Suburb Box Hill

Period - From 25/11/2023 to 24/11/2024 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	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
3	201/1 Wellington Rd BOX HILL 3128	\$147,600	29/07/2024

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: 25/11/2024 16:45



**Rooms:** 2  
**Property Type:** Apartment -  
Student Only

Agent Comments

**Indicative Selling Price**

\$140,000 - \$150,000

**Median Unit Price**

25/11/2023 - 24/11/2024: \$565,000

## Comparable Properties



**218/1 Wellington Rd BOX HILL 3128 (REI)**

Agent Comments



**Price:** \$145,000

**Method:**

**Date:** 21/11/2024

**Property Type:** Apartment



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

Agent Comments



**Price:** \$145,000

**Method:** Private Sale

**Date:** 03/09/2024

**Property Type:** Apartment

**Land Size:** 773.26 sqm approx



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

Agent Comments



**Price:** \$147,600

**Method:** Private Sale

**Date:** 29/07/2024

**Property Type:** Unit