

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

11/33 Hopetoun Parade, Box Hill Vic 3128

Indicative selling price

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

Range between

\$670,000

&

\$737,000

Median sale price

Median price

\$600,125

Property Type

Unit

Suburb

Box Hill

Period - From

01/04/2020

to

30/06/2020

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	17/781 Whitehorse Rd MONT ALBERT 3127	\$715,000	17/06/2020
2	1/6 Devon St BOX HILL SOUTH 3128	\$709,000	27/06/2020
3	7/14-16 Broughton Rd SURREY HILLS 3127	\$689,000	14/05/2020

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:

20/08/2020 19:38



2 1.5 2

Rooms: 3

Property Type: Strata Unit/Flat

Land Size: 103 sqm approx

Agent Comments

Indicative Selling Price

\$670,000 - \$737,000

Median Unit Price

June quarter 2020: \$600,125

Comparable Properties



17/781 Whitehorse Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$715,000

Method: Private Sale

Date: 17/06/2020

Property Type: Apartment



1/6 Devon St BOX HILL SOUTH 3128 (REI)

Agent Comments

2 1 -

Price: \$709,000

Method: Auction Sale

Date: 27/06/2020

Property Type: Unit



7/14-16 Broughton Rd SURREY HILLS 3127 (VG)

Agent Comments

2 - -

Price: \$689,000

Method: Sale

Date: 14/05/2020

Property Type: Flat/Unit/Apartment (Res)