

# 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

3/18 Ashted 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 \$295,000 & \$320,000

### Median sale price

Median price \$460,000 Property Type Unit Suburb Box Hill

Period - From 01/01/2024 to 31/03/2024 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	8/1-3 Bishop St BOX HILL 3128	\$300,000	10/02/2024
2	9/18 Ashted Rd BOX HILL 3128	\$295,000	14/10/2023
3			

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:

14/05/2024 14:42



 1    1    1

**Property Type:** Flat

Agent Comments

**Indicative Selling Price**  
\$295,000 - \$320,000  
**Median Unit Price**  
March quarter 2024: \$460,000

## Comparable Properties



**8/1-3 Bishop St BOX HILL 3128 (REI)**

Agent Comments

 1    1    1

**Price:** \$300,000

**Method:** Private Sale

**Date:** 10/02/2024

**Property Type:** Apartment



**9/18 Ashted Rd BOX HILL 3128 (REI/VG)**

Agent Comments

 1    1    1

**Price:** \$295,000

**Method:** Private Sale

**Date:** 14/10/2023

**Property Type:** Unit

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.

Account - Barry Plant | P: 03 9842 8888