

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

3/19 Bishop Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$430,000

&

\$439,500

Median sale price

Median price \$510,000

Property Type Unit

Suburb Box Hill

Period - From 25/08/2022

to

24/08/2023

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	208/15 Irving Av BOX HILL 3128	\$480,000	12/05/2023
2	202/95 Thames St BOX HILL 3128	\$479,000	21/05/2023
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:

25/08/2023 12:35

3/19 Bishop Street, Box Hill Vic 3128



Ross-Hunt
real estate

Jeff Anderson

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Indicative Selling Price

\$430,000 - \$439,500

Median Unit Price

25/08/2022 - 24/08/2023: \$510,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



208/15 Irving Av BOX HILL 3128 (REI)

Agent Comments

2 2 1

Price: \$480,000

Method: Private Sale

Date: 12/05/2023

Property Type: Unit



202/95 Thames St BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$479,000

Method: Private Sale

Date: 21/05/2023

Property Type: Apartment

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



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