

# 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

6/13 Oxford Street, 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 \$500,000 & \$550,000

### Median sale price

Median price \$660,500 Property Type Unit Suburb Box Hill

Period - From 01/10/2019 to 31/12/2019 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	3/11 Barcelona St BOX HILL 3128	\$565,000	03/02/2020
2	809/710 Station St BOX HILL 3128	\$520,000	24/12/2019
3	14/7-9 Archibald St BOX HILL 3128	\$505,258	31/03/2020

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:

21/04/2020 14:47

6/13 Oxford Street, Box Hill Vic 3128



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**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

December quarter 2019: \$660,500



2 1 1

**Property Type:** Unit

Agent Comments

## Comparable Properties

3/11 Barcelona St BOX HILL 3128 (VG)

Agent Comments

2 - -

**Price:** \$565,000

**Method:** Sale

**Date:** 03/02/2020

**Property Type:** Strata Unit/Flat



809/710 Station St BOX HILL 3128 (REI/VG)

Agent Comments

2 2 1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 24/12/2019

**Rooms:** 5

**Property Type:** Apartment



14/7-9 Archibald St BOX HILL 3128 (REI)

Agent Comments

2 1 1

**Price:** \$505,258

**Method:** Private Sale

**Date:** 31/03/2020

**Rooms:** 3

**Property Type:** Apartment

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.