

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

16/28-36 James Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$1,680,000 Property Type House Suburb Box Hill

Period - From 01/04/2021 to 31/03/2022 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	4/51 Victoria St BOX HILL 3128	\$680,000	11/12/2021
2	5/39 Barkly St BOX HILL 3128	\$635,000	07/05/2022
3	105/2-4 Elland Av BOX HILL 3128	\$635,000	21/03/2022

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: 16/05/2022 11:22



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median House Price

Year ending March 2022: \$1,680,000

Comparable Properties



4/51 Victoria St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$680,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Unit



5/39 Barkly St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$635,000

Method: Auction Sale

Date: 07/05/2022

Property Type: Unit



105/2-4 Elland Av BOX HILL 3128 (REI)

Agent Comments

2 2 1

Price: \$635,000

Method: Private Sale

Date: 21/03/2022

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802