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	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$630,000		&		\$690,000			
Median sale p	rice							
Median price	\$1,680,000	Pro	Property Type Hou		ise		Suburb	Box Hill
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Ade	dress 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



McGrath





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)

5/39 Barkly St BOX HILL 3128 (REI)

1



Price: \$680,000 Method: Auction Sale Date: 11/12/2021 Property Type: Unit Agent Comments

Agent Comments



Price: \$635,000 Method: Auction Sale Date: 07/05/2022 Property Type: Unit

2

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



Agent Comments



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



propertydata

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