

# 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

7/5 James 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)

Single price \$388,000

### Median sale price

Median price \$555,000

Property Type Unit

Suburb Box Hill

Period - From 01/10/2023

to 31/12/2023

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	3/19 Bishop St BOX HILL 3128	\$435,000	24/11/2023
2	7/96 Thames St BOX HILL NORTH 3129	\$430,000	23/11/2023
3	6/9-11 Rose St BOX HILL 3128	\$397,000	16/12/2023

**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:

12/02/2024 14:54



2   1   1

**Property Type:** Flat

**Agent Comments**

Council Rate: approx. \$910 per year Body corp: approx. \$833 per quarter Built around 1976 solid brick, rental approx \$400/wk

**Indicative Selling Price**

\$388,000

**Median Unit Price**

December quarter 2023: \$555,000



**1/3 Howard Street**

Box Hill VIC 3128

2 1 1

Year built - Distance 0.1km

Property type Unit

**\$425 per week-**

Last leased 03 Nov 2023

24 days on site



**11/8-10 Howard Street**

Box Hill VIC 3128

2 1 1

Year built - Distance 0.1km

Property type Unit

**\$410 per week-**

Last leased 22 Aug 2023

32 days on site

## Comparable Properties



**3/19 Bishop St BOX HILL 3128**

2   1   1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 24/11/2023

**Property Type:** Apartment



**10/29-31 Howard Street**

Box Hill VIC 3128

2 1 1

Year built - Distance 0.2km

Property type Unit

**\$405 per week-**

Last leased 14 Oct 2023

25 days on site



**7/96 Thames St BOX HILL NORTH 3129 (REI/VG)**

2   1   1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 23/11/2023

**Property Type:** Apartment

**Agent Comments**



**6/9-11 Rose St BOX HILL 3128 (REI)**

2   1   1

**Price:** \$397,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** Unit

**Land Size:** 76 sqm approx

**Agent Comments**