Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/5 James Street, Box Hill Vic 3128

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.gov.au | /underquot | ting | | | | | |
|-------------------|-------------------|------|------------------|------------|------|--------|----------|--|--|--|
| Single price | e \$388,000 | | | | | | | | | |
| Median sale price | | | | | | | | | | |
| Median price | \$555,000 | Pro | operty Type Unit | t | | Suburb | Box Hill | | | |
| Period - From | 01/10/2023 | to | 31/12/2023 | 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 | 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









Property Type: Flat

Agent Comments

Indicative Selling Price \$388,000 **Median Unit Price** December quarter 2023: \$555,000

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



1/3 Howard Street Box Hill VIC 3128 82 41 81 H - 10 r built Distance 0.1km Property type Unit

\$425 per week-

Last leased 03 Nov 2023 24 days on site

\$410 per week-

Last leased 22 Aug 2023

32 days on sit

11/8-10 Howard Street Box Hill VIC 3128 82 81 81 8 - 10 -Year built -Distance 0.1km roperty type Unit

Comparable Properties



3/19 Bishop St BOX HILL 312 **1** 2

Price: \$435,000 Method: Private Sale Date: 24/11/2023 Property Type: Apartment



昌2 31 品1 道- 坦-Distance 0.2km roperty type Unit

Agent Comments

\$405 per week-Last leased 14 Oct 2023

25 days on site



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



Price: \$430,000 Method: Private Sale Date: 23/11/2023 Property Type: Apartment

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



Agent Comments

Price: \$397.000 Method: Auction Sale Date: 16/12/2023 Property Type: Unit Land Size: 76 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707



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