

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

9/10 Houston Court, Box Hill South Vic 3128

Indicative selling price

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

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$790,000

Property Type

Unit

Suburb

Box Hill South

Period - From

17/11/2021

to

16/11/2022

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	9/166 Station St BOX HILL SOUTH 3128	\$715,000	26/08/2022
2	6/5 Hiddleston Av BOX HILL SOUTH 3128	\$685,000	04/10/2022
3	33/916 Canterbury Rd BOX HILL SOUTH 3128	\$650,000	06/06/2022

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:

17/11/2022 10:29



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



9/166 Station St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$715,000

Method: Sold Before Auction

Date: 26/08/2022

Property Type: Unit



6/5 Hiddleston Av BOX HILL SOUTH 3128 (VG)

Agent Comments



Price: \$685,000

Method: Sale

Date: 04/10/2022

Property Type: Flat/Unit/Apartment (Res)

33/916 Canterbury Rd BOX HILL SOUTH 3128 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 06/06/2022

Property Type: Flat/Unit/Apartment (Res)