

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

3/25 Bedford Street, Box Hill Vic 3128

Indicative selling price

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

Single price

\$630,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/04/2020

to

31/03/2021

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	2/68 Medway St BOX HILL NORTH 3129	\$632,000	13/02/2021
2	3/37 Simpsons Rd BOX HILL 3128	\$630,000	01/04/2021
3	3/65 Tyne St BOX HILL NORTH 3129	\$625,000	03/03/2021

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:

10/05/2021 20:02



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$630,000

Median Unit Price

Year ending March 2021: \$600,000

Comparable Properties



2/68 Medway St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

2 1 1

Price: \$632,000

Method: Auction Sale

Date: 13/02/2021

Property Type: Townhouse (Res)

Land Size: 131 sqm approx



3/37 Simpsons Rd BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 01/04/2021

Rooms: 4

Property Type: Unit



3/65 Tyne St BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 1

Price: \$625,000

Method: Private Sale

Date: 03/03/2021

Rooms: 3

Property Type: Unit

Land Size: 190 sqm approx