

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

7/28-36 James Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$595,000

&

\$650,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Box Hill

Period - From 01/01/2021

to 31/12/2021

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	5/1 John St BOX HILL 3128	\$635,000	08/01/2022
2	1/370 Middleborough Rd BLACKBURN 3130	\$630,000	11/12/2021
3	2/19 Rose St BOX HILL 3128	\$600,000	04/11/2021

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:

15/02/2022 12:22



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



5/1 John St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$635,000

Method: Sold Before Auction

Date: 08/01/2022

Property Type: Apartment



1/370 Middleborough Rd BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Unit

Land Size: 202 sqm approx



2/19 Rose St BOX HILL 3128 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 04/11/2021

Property Type: Flat/Unit/Apartment (Res)