

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 505/1 Watts Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$310,000 & \$340,000

Median sale price

Median price \$546,000 Property Type Unit Suburb Box Hill

Period - From 01/10/2023 to 30/09/2024 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	605/712 Station St BOX HILL 3128	\$328,000	08/08/2024
2	305/1 Watts St BOX HILL 3128	\$320,000	02/08/2024
3	505/1 Watts St BOX HILL 3128	\$330,000	26/07/2024

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: 30/10/2024 09:40

Joo Ming (JM) Lim

03 9889 8800

0476 784 585

joominglim@mcgrath.com.au

Indicative Selling Price

\$310,000 - \$340,000

Median Unit Price

Year ending September 2024: \$546,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



605/712 Station St BOX HILL 3128 (REI)

Agent Comments

1 1 1

Price: \$328,000

Method: Private Sale

Date: 08/08/2024

Property Type: Apartment



305/1 Watts St BOX HILL 3128 (REI)

Agent Comments

1 1 1

Price: \$320,000

Method: Private Sale

Date: 02/08/2024

Property Type: Apartment



505/1 Watts St BOX HILL 3128 (REI)

Agent Comments

1 1 1

Price: \$330,000

Method: Private Sale

Date: 26/07/2024

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802