

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

2/5 Kent Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$484,800

House

Unit

X

Suburb

Box Hill

Period - From 01/07/2018

to

30/09/2018

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	4/47-49 Rose St BOX HILL 3128	\$430,700	13/08/2018
2	7/34 Rose St BOX HILL 3128	\$410,000	25/08/2018
3	6/43-45 Kent Rd BOX HILL 3128	\$403,221	12/09/2018

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.



2
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Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

September quarter 2018: \$484,800

Comparable Properties



4/47-49 Rose St BOX HILL 3128 (REI)

2
 1
 1

Price: \$430,700
Method: Private Sale
Date: 13/08/2018
Rooms: 4
Property Type: Apartment

Agent Comments

Inferior block, similar size but completely unrenovated.



7/34 Rose St BOX HILL 3128 (REI)

2
 1
 1

Price: \$410,000
Method: Private Sale
Date: 25/08/2018
Rooms: 3
Property Type: Apartment

Agent Comments

Inferior block and unrenovated.



6/43-45 Kent Rd BOX HILL 3128 (REI)

2
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 1

Price: \$403,221
Method: Private Sale
Date: 12/09/2018
Rooms: 4
Property Type: Apartment

Agent Comments

Completely unrenovated.