

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

2/2 Sweetland Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$670,000

&

\$730,000

Median sale price

Median price \$545,000

Property Type Unit

Suburb Box Hill

Period - From 01/07/2020

to 30/09/2020

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	5/2-6 Charlotte St BLACKBURN SOUTH 3130	\$710,000	28/07/2020
2	1/772 Whitehorse Rd MONT ALBERT 3127	\$702,000	14/07/2020
3	3/71 Dorking Rd BOX HILL NORTH 3129	\$680,000	14/05/2020

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:

10/11/2020 14:42



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$670,000 - \$730,000

Median Unit Price

September quarter 2020: \$545,000

Comparable Properties



5/2-6 Charlotte St BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 28/07/2020

Rooms: 4

Property Type: Unit



1/772 Whitehorse Rd MONT ALBERT 3127 (REI/VG)

Agent Comments



Price: \$702,000

Method: Private Sale

Date: 14/07/2020

Rooms: 3

Property Type: Unit

Land Size: 133 sqm approx



3/71 Dorking Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 14/05/2020

Rooms: 5

Property Type: Unit

Land Size: 149 sqm approx