

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

1/55 Bank Street, Box Hill Vic 3128

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$794,000

Property Type

Townhouse

Suburb

Box Hill

Period - From

18/11/2023

to

17/11/2024

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		
2		
3		

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:

18/11/2024 10:45



 2  1  2

Property Type: Unit

Agent Comments

Year Built: 1980 Council Rate: \$1,400 per year OC fee: \$667 per year (Insurance cover only) Potential rental return: \$500 per week

Indicative Selling Price

\$650,000 - \$700,000

Median Townhouse Price

18/11/2023 - 17/11/2024: \$794,000

Comparable Properties

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.

Account - The One Real Estate (AU) | P: 03 7007 5707