

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

4/25-27 Ashted Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$485,000 Property Type Unit Suburb Box Hill

Period - From 02/08/2020 to 01/08/2021 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	8/5 Kent Rd BOX HILL 3128	\$400,000	09/07/2021
2	4/5 James St BOX HILL 3128	\$414,000	01/07/2021
3	203/33 Harrow St BOX HILL 3128	\$390,000	21/04/2021

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:

02/08/2021 15:12



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median Unit Price
02/08/2020 - 01/08/2021: \$485,000

Comparable Properties



8/5 Kent Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 09/07/2021
Rooms: 4
Property Type: Apartment



4/5 James St BOX HILL 3128 (REI)

Agent Comments



Price: \$414,000
Method: Private Sale
Date: 01/07/2021
Property Type: Apartment



203/33 Harrow St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 21/04/2021
Property Type: Apartment