

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

13/7 Hay Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$1,069,999 Property Type Townhouse Suburb Box Hill South

Period - From 04/10/2021 to 03/10/2022 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 | 2/18 Edinburgh St BOX HILL SOUTH 3128 | \$825,000 | 11/06/2022 |
| 2 | 6/26-28 Fulton Rd BLACKBURN SOUTH 3130 | \$822,000 | 13/08/2022 |
| 3 | 2/5 Hiddleston Av BOX HILL SOUTH 3128 | \$810,000 | 22/07/2022 |

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:

04/10/2022 11:30



4 3 2

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Townhouse Price

04/10/2021 - 03/10/2022: \$1,069,999

Comparable Properties



2/18 Edinburgh St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$825,000

Method: Auction Sale

Date: 11/06/2022

Property Type: Unit



6/26-28 Fulton Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 2

Price: \$822,000

Method: Auction Sale

Date: 13/08/2022

Property Type: Townhouse (Res)

Land Size: 182 sqm approx



2/5 Hiddleston Av BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

3 1 2

Price: \$810,000

Method: Private Sale

Date: 22/07/2022

Property Type: Unit

Land Size: 146 sqm approx

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