

# 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

2010/3 Young Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$590,000

### Median sale price

Median price

\$487,500

Property Type

Unit

Suburb

Box Hill

Period - From

01/01/2023

to

31/12/2023

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	1807/11 Prospect St BOX HILL 3128	\$584,910	16/11/2023
2	1202/850 Whitehorse Rd BOX HILL 3128	\$580,000	23/10/2023
3	42/781 Whitehorse Rd MONT ALBERT 3127	\$580,000	15/10/2023

**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:

20/03/2024 10:20

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**Indicative Selling Price**

\$560,000 - \$590,000

**Median Unit Price**

Year ending December 2023: \$487,500



2 2 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties

**1807/11 Prospect St BOX HILL 3128 (VG)**

Agent Comments

2 - -

**Price:** \$584,910

**Method:** Sale

**Date:** 16/11/2023

**Property Type:** Subdivided Flat - Single OYO Flat

**Land Size:** 1475 sqm approx



**1202/850 Whitehorse Rd BOX HILL 3128 (VG)**

Agent Comments

2 - -

**Price:** \$580,000

**Method:** Sale

**Date:** 23/10/2023

**Property Type:** Subdivided Flat - Single OYO Flat



**42/781 Whitehorse Rd MONT ALBERT 3127 (VG)**

Agent Comments

2 - -

**Price:** \$580,000

**Method:** Sale

**Date:** 15/10/2023

**Property Type:** Subdivided Flat - Single OYO Flat

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