

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

2/19 Simpsons Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$509,500

Property Type Unit

Suburb Box Hill

Period - From 16/11/2020

to

15/11/2021

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	3/6 Simpsons Rd BOX HILL 3128	\$707,500	10/10/2021
2	7/92 Victoria Cr MONT ALBERT 3127	\$695,000	17/05/2021
3	2/11 Simpsons Rd BOX HILL 3128	\$674,800	21/05/2021

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:

16/11/2021 08:57



2 2 2

Rooms: 4

Property Type:

Divorce/Estate/Family Transfers

Land Size: 126 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

16/11/2020 - 15/11/2021: \$509,500

Comparable Properties



3/6 Simpsons Rd BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$707,500

Method: Auction Sale

Date: 10/10/2021

Property Type: Unit

Land Size: 146 sqm approx

7/92 Victoria Cr MONT ALBERT 3127 (VG)

Agent Comments

2 - -

Price: \$695,000

Method: Sale

Date: 17/05/2021

Property Type: Flat/Unit/Apartment (Res)



2/11 Simpsons Rd BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$674,800

Method: Sale

Date: 21/05/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017