Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/19 Simpsons Road, Box Hill Vic 3128

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale p	rice							
Median price	\$509,500	Pro	operty Type	Unit			Suburb	Box Hill
Period - From	16/11/2020	to	15/11/2021		So	urce	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.

Ade	dress 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.

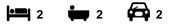
This Statement of Information was prepared on:

16/11/2021 08:57









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)



Price: \$707,500 Method: Auction Sale Date: 10/10/2021 Property Type: Unit Land Size: 146 sqm approx Agent Comments

7/92 Victoria Cr MONT ALBERT 3127 (VG)

Agent Comments



Price: \$695,000 Method: Sale Date: 17/05/2021 Property Type: Flat/Unit/Apartment (Res)



2/11 Simpsons Rd BOX HILL 3128 (VG)

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Agent Comments

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





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