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	2302/3 Young Street, Box Hill Vic 3128

Indicative selling price

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

Single price	$592,500

Median sale price

Median price	$588,000	Property Type	Unit	Suburb	Box Hill
Period - From	19/12/2023	to	18/12/2024	Source	Property Data

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	716/850 Whitehorse Rd BOX HILL 3128	$590,000	29/09/2024
2	2105/36 Prospect St BOX HILL 3128	$595,000	06/09/2024
3	1511/3 Young St BOX HILL 3128	$620,000	27/06/2024

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: | 19/12/2024 12:03 |

2302/3 Young Street, Box Hill Vic 3128

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Property Type: Apartment

Agent Comments

Body corp fees approx. $3800 per year, and council rates are approx.$1035 per year. Car space B2.

Indicative Selling Price
$592,500
Median Unit Price
19/12/2023 - 18/12/2024: $588,000

Comparable Properties

716/850 Whitehorse Rd BOX HILL 3128 (VG)

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Price: $590,000
Method: Sale
Date: 29/09/2024
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

2105/36 Prospect St BOX HILL 3128 (VG)

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Price: $595,000
Method: Sale
Date: 06/09/2024
Property Type: Strata Unit/Flat

Agent Comments

1511/3 Young St BOX HILL 3128 (REI/VG)

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Price: $620,000
Method: Private Sale
Date: 27/06/2024
Property Type: Apartment

Agent Comments

Account - The One Real Estate (AU) | P: 03 7007 5707