

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

8/5 Kent Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$749,000

Property Type Unit

Suburb Box Hill

Period - From 01/01/2021

to 31/03/2021

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	12/9-13 Ashted Rd BOX HILL 3128	\$452,500	04/12/2020
2	18/1072 Whitehorse Rd BOX HILL 3128	\$450,000	31/12/2020
3	6/455 Station St BOX HILL 3128	\$415,000	24/11/2020

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:

14/05/2021 09:41



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
March quarter 2021: \$749,000

Comparable Properties



12/9-13 Ashted Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$452,500
Method: Private Sale
Date: 04/12/2020
Rooms: 4
Property Type: Apartment
Land Size: 72 sqm approx



18/1072 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 31/12/2020
Property Type: Apartment



6/455 Station St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 24/11/2020
Rooms: 3
Property Type: Apartment