

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

11/2 Cyril Street, Box Hill South Vic 3128

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$965,000

Property Type

Unit

Suburb

Box Hill South

Period - From

01/01/2024

to

31/03/2024

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	102/3 Hay St BOX HILL SOUTH 3128	\$510,000	11/04/2024
2	206/8 Ellingworth Pde BOX HILL 3128	\$509,000	20/11/2023
3	501/9 Ellingworth Pde BOX HILL 3128	\$501,000	08/04/2024

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:

15/04/2024 09:30



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$520,000

Median Unit Price

March quarter 2024: \$965,000

Comparable Properties



102/3 Hay St BOX HILL SOUTH 3128 (REI)

Agent Comments

2
 2
 1

Price: \$510,000

Method: Sold Before Auction

Date: 11/04/2024

Property Type: Apartment



206/8 Ellingworth Pde BOX HILL 3128 (REI/VG) Agent Comments

2
 2
 1

Price: \$509,000

Method: Private Sale

Date: 20/11/2023

Property Type: Apartment



501/9 Ellingworth Pde BOX HILL 3128 (REI)

Agent Comments

2
 1
 1

Price: \$501,000

Method: Private Sale

Date: 08/04/2024

Property Type: Apartment

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799