

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

G02/109-111 Carrington Road, Box Hill Vic 3128

Indicative selling price

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

Single price

\$698,000

Median sale price

Median price

\$589,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/04/2021

to

31/03/2022

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	1/2-4 Park Rd SURREY HILLS 3127	\$705,000	22/03/2022
2	14/24 Rose St BOX HILL 3128	\$688,000	09/11/2021
3	305/109 Carrington Rd BOX HILL 3128	\$640,000	10/11/2021

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:

06/05/2022 13:51



 2
  2
  1

Property Type: Apartment

Agent Comments

Internal size 85sqm approx. External size 69sqm approx. + Storage Room

Indicative Selling Price

\$698,000

Median Unit Price

Year ending March 2022: \$589,000

Comparable Properties



1/2-4 Park Rd SURREY HILLS 3127 (REI)

Agent Comments

 2
  1
  1

Price: \$705,000

Method: Private Sale

Date: 22/03/2022

Property Type: Apartment



14/24 Rose St BOX HILL 3128 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$688,000

Method: Private Sale

Date: 09/11/2021

Rooms: 5

Property Type: Apartment

305/109 Carrington Rd BOX HILL 3128 (VG)

Agent Comments

 2
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Size 64sqm According to CoreLogic 06/05/22
1.50pm

Price: \$640,000

Method: Sale

Date: 10/11/2021

Property Type: Subdivided Flat - Single OYO
Flat

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