

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

105/3 Hay Street, Box Hill South Vic 3128

Indicative selling price

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

Single price

\$510,000

Median sale price

Median price

\$915,000

Property Type

Unit

Suburb

Box Hill South

Period - From

10/03/2023

to

09/03/2024

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	505/9 Ellingworth Pde BOX HILL 3128	\$505,000	08/10/2023
2	103/3 Hay St BOX HILL SOUTH 3128	\$500,000	16/10/2023
3	G5/761 Station St BOX HILL NORTH 3129	\$500,000	02/10/2023

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:

10/03/2024 10:44



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$510,000

Median Unit Price

10/03/2023 - 09/03/2024: \$915,000

Comparable Properties



505/9 Ellingworth Pde BOX HILL 3128 (REI/VG) **Agent Comments**

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Price: \$505,000

Method: Private Sale

Date: 08/10/2023

Property Type: Apartment

103/3 Hay St BOX HILL SOUTH 3128 (VG)

Agent Comments

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Price: \$500,000

Method: Sale

Date: 16/10/2023

Property Type: Strata Unit/Flat

G5/761 Station St BOX HILL NORTH 3129 (VG) **Agent Comments**

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Price: \$500,000

Method: Sale

Date: 02/10/2023

Property Type: Subdivided Flat - Single OYO Flat

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