

# 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

20/7 Hay Street, Box Hill South Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$880,000

&

\$960,000

### Median sale price

Median price

\$924,000

Property Type

Unit

Suburb

Box Hill South

Period - From

01/01/2023

to

31/12/2023

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	7/5 Hay St BOX HILL SOUTH 3128	\$924,000	26/05/2023
2	3/53-55 Canterbury Rd BLACKBURN 3130	\$908,000	02/01/2024
3	4/5 Hay St BOX HILL SOUTH 3128	\$905,000	01/03/2024

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:

20/03/2024 20:55



4 3 2

**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$880,000 - \$960,000

**Median Unit Price**

Year ending December 2023: \$924,000

## Comparable Properties



**7/5 Hay St BOX HILL SOUTH 3128 (REI/VG)**

**Agent Comments**

4 3 1

**Price:** \$924,000

**Method:** Sold Before Auction

**Date:** 26/05/2023

**Property Type:** Townhouse (Res)



**3/53-55 Canterbury Rd BLACKBURN 3130 (REI)**

**Agent Comments**

3 2 2

**Price:** \$908,000

**Method:** Private Sale

**Date:** 02/01/2024

**Property Type:** Townhouse (Single)



**4/5 Hay St BOX HILL SOUTH 3128 (REI)**

**Agent Comments**

4 3 2

**Price:** \$905,000

**Method:** Private Sale

**Date:** 01/03/2024

**Property Type:** Townhouse (Res)