

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

5/21-23 Haig Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$630,000 & \$693,000

Median sale price

Median price

\$886,000

Property Type

Unit

Suburb

Box Hill South

Period - From

01/10/2020

to

30/09/2021

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	1/353 Elgar Rd SURREY HILLS 3127	\$681,600	15/07/2021
2	5/8 Ashted Rd BOX HILL 3128	\$680,000	25/08/2021
3	2/11 Simpsons Rd BOX HILL 3128	\$674,800	21/05/2021

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:

14/11/2021 11:16



Property Type:
Agent Comments

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Indicative Selling Price
\$630,000 - \$693,000

Median Unit Price
Year ending September 2021: \$886,000

Comparable Properties



1/353 Elgar Rd SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$681,600
Method: Private Sale
Date: 15/07/2021
Property Type: Unit



5/8 Ashted Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 25/08/2021
Property Type: Unit
Land Size: 215 sqm approx



2/11 Simpsons Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$674,800
Method: Sale
Date: 21/05/2021
Property Type: Flat/Unit/Apartment (Res)