

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

5/29 Howard Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$340,000 & \$370,000

Median sale price

Median price \$528,125 Property Type Unit Suburb Box Hill

Period - From 12/12/2021 to 11/12/2022 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	10/37-39 Albion Rd BOX HILL 3128	\$311,000	06/08/2022
2	1/5 Kent Rd BOX HILL 3128	\$385,000	03/08/2022
3	17/56 Bishop St BOX HILL 3128	\$375,000	04/07/2022

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:

12/12/2022 16:32



 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$340,000 - \$370,000

Median Unit Price

12/12/2021 - 11/12/2022: \$528,125

Comparable Properties

10/37-39 Albion Rd BOX HILL 3128 (REI)

Agent Comments

 2  1  1

Price: \$311,000

Method:

Date: 06/08/2022

Property Type: Flat



1/5 Kent Rd BOX HILL 3128 (REI/VG)

Agent Comments

 2  1  1

Price: \$385,000

Method: Private Sale

Date: 03/08/2022

Property Type: Unit

17/56 Bishop St BOX HILL 3128 (VG)

Agent Comments

 2  -  -

Price: \$375,000

Method: Sale

Date: 04/07/2022

Property Type: Strata Flat - Single OYO Flat

Account - Barry Plant | P: 03 9842 8888