

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

Unit 203/19 Wellington Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$480,000 & \$495,000

Median sale price

Median price \$485,000 Property Type Unit Suburb Box Hill

Period - From 01/07/2018 to 30/06/2019 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	13/41 Harrow St BOX HILL 3128	\$485,000	15/06/2019
2	20/41 Harrow St BOX HILL 3128	\$480,000	24/06/2019
3	403/6-8 Wellington Rd BOX HILL 3128	\$465,000	05/07/2019

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:

16/09/2019 09:34



 2  1  1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



13/41 Harrow St BOX HILL 3128 (REI)

Agent Comments

 2  2  1

Price: \$485,000

Method: Auction Sale

Date: 15/06/2019

Rooms: 3

Property Type: Apartment

20/41 Harrow St BOX HILL 3128 (VG)

Agent Comments

 2  -  -

Price: \$480,000

Method: Sale

Date: 24/06/2019

Property Type: Strata Unit/Flat



403/6-8 Wellington Rd BOX HILL 3128 (VG)

Agent Comments

 2  -  -

Price: \$465,000

Method: Sale

Date: 05/07/2019

Property Type: Strata Unit/Flat