

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

6/29-31 Howard Street, Box Hill Vic 3128

Indicative selling price

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

Range between

\$370,000

&

\$390,000

Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

Box Hill

Period - From

17/01/2022

to

16/01/2023

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	302/19-21 Poplar St BOX HILL 3128	\$440,080	05/12/2022
2	9/29-31 Howard St BOX HILL 3128	\$428,000	17/08/2022
3	5/29-31 Howard St BOX HILL 3128	\$405,000	27/12/2022

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:

17/01/2023 11:02

6/29-31 Howard Street, Box Hill Vic 3128

McGrath

Janelle Gu

03 9877 1277

0432 800 031

janellegu@mcgrath.com.au

Indicative Selling Price

\$370,000 - \$390,000

Median Unit Price

17/01/2022 - 16/01/2023: \$535,000



Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



302/19-21 Poplar St BOX HILL 3128 (REI)

Agent Comments



Price: \$440,080

Method: Private Sale

Date: 05/12/2022

Property Type: Apartment



9/29-31 Howard St BOX HILL 3128 (REI)

Agent Comments



Price: \$428,000

Method: Private Sale

Date: 17/08/2022

Property Type: Apartment



5/29-31 Howard St BOX HILL 3128 (REI)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 27/12/2022

Property Type: Unit

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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