

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

7/7 Hay Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$675,000

&

\$725,000

Median sale price

Median price \$1,111,750

Property Type Unit

Suburb Box Hill South

Period - From 01/10/2021

to 31/12/2021

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	2/55 Bank St BOX HILL 3128	\$762,000	16/11/2021
2	3/2 Birdwood St BOX HILL SOUTH 3128	\$755,000	23/02/2022
3	2/6 Simpsons Rd BOX HILL 3128	\$700,000	30/11/2021

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:

07/03/2022 12:10



 3  2  1

Rooms: 4

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



2/55 Bank St BOX HILL 3128 (REI/VG)

Agent Comments

 3  1  2

Price: \$762,000

Method: Private Sale

Date: 16/11/2021

Property Type: Townhouse (Single)



3/2 Birdwood St BOX HILL SOUTH 3128 (REI)

Agent Comments

 2  1  2

Price: \$755,000

Method: Private Sale

Date: 23/02/2022

Property Type: Townhouse (Single)

2/6 Simpsons Rd BOX HILL 3128 (VG)

Agent Comments

 3  -  -

Price: \$700,000

Method: Sale

Date: 30/11/2021

Property Type: Flat/Unit/Apartment (Res)