

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

105/3 Hay Street, Box Hill South Vic 3128

Indicative selling price

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

Single price \$499,000

Median sale price

Median price \$833,500

Property Type Unit

Suburb Box Hill South

Period - From 20/06/2023

to 19/06/2024

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	102/3 Hay St BOX HILL SOUTH 3128	\$510,000	11/04/2024
2			
3			

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:

20/06/2024 16:24



 2  1  1

Property Type: Apartment

Agent Comments

Body Corp fees approx. \$4530/year. Council rate approx. \$830/year. The apartment was built in 2018.

Indicative Selling Price

\$499,000

Median Unit Price

20/06/2023 - 19/06/2024: \$833,500

Comparable Properties



102/3 Hay St BOX HILL SOUTH 3128 (REI)

Agent Comments

 2  2  1

Price: \$510,000

Method: Sold Before Auction

Date: 11/04/2024

Property Type: Apartment

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.

Account - The One Real Estate (AU) | P: 03 7007 5707