

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

16/5 Hay Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$837,250

Property Type Unit

Suburb Box Hill South

Period - From 20/05/2020

to

19/05/2021

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	12/7 Hay St BOX HILL SOUTH 3128	\$770,000	09/05/2021
2	10/8 John St BOX HILL 3128	\$720,000	15/05/2021
3	10/5 Hay St BOX HILL SOUTH 3128	\$712,000	07/05/2021

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:

20/05/2021 13:06



 3  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

20/05/2020 - 19/05/2021: \$837,250

Comparable Properties



12/7 Hay St BOX HILL SOUTH 3128 (REI)

Agent Comments

 3  2  1

Price: \$770,000

Method: Private Sale

Date: 09/05/2021

Property Type: Townhouse (Single)



10/8 John St BOX HILL 3128 (REI)

Agent Comments

 3  2  2

Price: \$720,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Townhouse (Res)



10/5 Hay St BOX HILL SOUTH 3128 (REI)

Agent Comments

 3  2  1

Price: \$712,000

Method: Private Sale

Date: 07/05/2021

Property Type: Townhouse (Single)