### 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	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betwee	\$680,000		&		\$720,000			
Median sale p	rice							
Median price	\$837,250	Pro	operty Type	Unit			Suburb	Box Hill South
Period - From	20/05/2020	to	19/05/2021		So	urce	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.

Add	dress 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



# McGrath





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)



Price: \$770,000 Method: Private Sale Date: 09/05/2021 Property Type: Townhouse (Single)



10/8 John St BOX HILL 3128 (REI)



Price: \$720,000 Method: Auction Sale Date: 15/05/2021 Property Type: Townhouse (Res)

Agent Comments

Agent Comments

Agent Comments



Price: \$712,000 Method: Private Sale Date: 07/05/2021 Property Type: Townhouse (Single)

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

**n** 1

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.