

# 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

607/1 Watts Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$580,000

### Median sale price

Median price \$601,625 Property Type Unit Suburb Box Hill

Period - From 01/10/2019 to 30/09/2020 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	101/999 Whitehorse Rd BOX HILL 3128	\$580,000	29/06/2020
2	407/1-3 Watts St BOX HILL 3128	\$572,500	20/06/2020
3	202/662 Whitehorse Rd MONT ALBERT 3127	\$560,000	29/05/2020

**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:

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**Indicative Selling Price**

\$530,000 - \$580,000

**Median Unit Price**

Year ending September 2020: \$601,625



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties

101/999 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments



**Price:** \$580,000

**Method:** Sale

**Date:** 29/06/2020

**Property Type:** Strata Unit/Flat



407/1-3 Watts St BOX HILL 3128 (REI/VG)

Agent Comments



**Price:** \$572,500

**Method:** Private Sale

**Date:** 20/06/2020

**Property Type:** Apartment



202/662 Whitehorse Rd MONT ALBERT 3127 (REI/VG)

Agent Comments



**Price:** \$560,000

**Method:** Private Sale

**Date:** 29/05/2020

**Property Type:** Apartment