

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

G04/19 Wellington Road, Box Hill Vic 3128

Indicative selling price

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

Range between

\$330,000

&

\$360,000

Median sale price

Median price

\$643,500

Property Type

Unit

Suburb

Box Hill

Period - From

01/04/2021

to

30/06/2021

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	G4/771 Station St BOX HILL NORTH 3129	\$360,000	16/04/2021
2	1025/850 Whitehorse Rd BOX HILL 3128	\$353,000	03/05/2021
3	921/850 Whitehorse Rd BOX HILL 3128	\$346,880	05/07/2021

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:

04/10/2021 13:03



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$330,000 - \$360,000
Median Unit Price
June quarter 2021: \$643,500

Comparable Properties

G4/771 Station St BOX HILL NORTH 3129 (VG) Agent Comments



Price: \$360,000
Method: Sale
Date: 16/04/2021
Property Type: Subdivided Flat - Single OYO Flat

1025/850 Whitehorse Rd BOX HILL 3128 (VG) Agent Comments



Price: \$353,000
Method: Sale
Date: 03/05/2021
Property Type: Subdivided Flat - Single OYO Flat



921/850 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$346,880
Method: Private Sale
Date: 05/07/2021
Property Type: Apartment

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