

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

3/5 Kent Road, Box Hill Vic 3128

Indicative selling price

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

Single price

\$459,000

Median sale price

Median price

\$656,750

Property Type

Unit

Suburb

Box Hill

Period - From

01/07/2021

to

30/09/2021

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	5/36 Rose St BOX HILL 3128	\$465,000	20/06/2021
2	6/91 Thames St BOX HILL 3128	\$440,000	27/07/2021
3	4/779 Station St BOX HILL NORTH 3129	\$430,000	14/11/2021

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:

20/11/2021 15:10



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$459,000

Median Unit Price

September quarter 2021: \$656,750

Comparable Properties



5/36 Rose St BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$465,000

Method: Private Sale

Date: 20/06/2021

Property Type: Apartment



6/91 Thames St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$440,000

Method: Private Sale

Date: 27/07/2021

Property Type: Unit



4/779 Station St BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 1

Price: \$430,000

Method: Sold After Auction

Date: 14/11/2021

Property Type: Unit

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017