

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

19/56-60 Bishop Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$360,000 & \$395,000

Median sale price

Median price \$487,500 Property Type Unit Suburb Box Hill

Period - From 01/01/2023 to 31/12/2023 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	206/8 Wellington Rd BOX HILL 3128	\$380,000	27/07/2023
2	8/10 James St BOX HILL 3128	\$375,000	17/10/2023
3	215/394-398 Middleborough Rd BLACKBURN 3130	\$365,000	02/11/2023

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:

25/01/2024 20:31

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Indicative Selling Price

\$360,000 - \$395,000

Median Unit Price

Year ending December 2023: \$487,500



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties

206/8 Wellington Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$380,000

Method: Sale

Date: 27/07/2023

Property Type: Subdivided Flat - Single OYO Flat



8/10 James St BOX HILL 3128 (VG)

Agent Comments



Price: \$375,000

Method: Sale

Date: 17/10/2023

Property Type: Strata Flat - Single OYO Flat



215/394-398 Middleborough Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 02/11/2023

Property Type: Apartment

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