

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

11/14-16 James Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$330,000 & \$350,000

Median sale price

Median price \$380,000 Property Type Unit Suburb Box Hill

Period - From 01/04/2019 to 30/06/2019 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	6/36 Rose St BOX HILL 3128	\$377,999	05/08/2019
2	12/11 Bishop St BOX HILL 3128	\$332,600	08/06/2019
3	7/32 Ashted Rd BOX HILL 3128	\$338,000	16/04/2019

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: 08/10/2019 15:17



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$330,000 - \$350,000

Median Unit Price

June quarter 2019: \$380,000

Comparable Properties



6/36 Rose St BOX HILL 3128 (VG)

Agent Comments

1 bed 0 bath 0 car

Price: \$377,999

Method: Sale

Date: 05/08/2019

Property Type: Flat/Unit/Apartment (Res)



12/11 Bishop St BOX HILL 3128 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$332,600

Method: Auction Sale

Date: 08/06/2019

Property Type: Apartment

Land Size: 1113 sqm approx



7/32 Ashted Rd BOX HILL 3128 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$338,000

Method: Private Sale

Date: 16/04/2019

Property Type: Apartment