

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

407/1 Watts Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$555,000 Property Type Unit Suburb Box Hill

Period - From 01/04/2019 to 31/03/2020 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	204/3 Hay St BOX HILL SOUTH 3128	\$572,000	20/01/2020
2	1015/545 Station St BOX HILL 3128	\$571,000	15/12/2019
3	3/11 Barcelona St BOX HILL 3128	\$565,000	03/02/2020

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:

18/05/2020 19:30



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Property Type:

Agent Comments

JM Lim

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Indicative Selling Price

\$550,000 - \$580,000

Median Unit Price

Year ending March 2020: \$555,000

Comparable Properties

204/3 Hay St BOX HILL SOUTH 3128 (VG)

Agent Comments

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Price: \$572,000

Method: Sale

Date: 20/01/2020

Property Type: Strata Unit/Flat

1015/545 Station St BOX HILL 3128 (VG)

Agent Comments

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Price: \$571,000

Method: Sale

Date: 15/12/2019

Property Type: Strata Unit/Flat

3/11 Barcelona St BOX HILL 3128 (VG)

Agent Comments

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Price: \$565,000

Method: Sale

Date: 03/02/2020

Property Type: Strata Unit/Flat