

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

605/17 Arnold Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Box Hill

Period - From 01/01/2022 to 31/12/2022 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	807/15 Irving Av BOX HILL 3128	\$600,000	08/09/2022
2	2709/850 Whitehorse Rd BOX HILL 3128	\$558,000	21/11/2022
3	204/17 Arnold St BOX HILL 3128	\$550,000	30/09/2022

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:

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending December 2022: \$550,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties

807/15 Irving Av BOX HILL 3128 (VG)

Agent Comments

 2  -  -

Price: \$600,000

Method: Sale

Date: 08/09/2022

Property Type: Subdivided Flat - Single OYO Flat



2709/850 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments

 2  2  1

Price: \$558,000

Method: Private Sale

Date: 21/11/2022

Property Type: Apartment

204/17 Arnold St BOX HILL 3128 (VG)

Agent Comments

 2  -  -

Price: \$550,000

Method: Sale

Date: 30/09/2022

Property Type: Subdivided Flat - Single OYO Flat

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