

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

Lot 1508, 9 Prospect Street, Box Hill VIC 3128

Indicative selling price

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

Single price

\$469,300

Median sale price

Median price

\$335,000

Property type

Unit*

Suburb

Box Hill 3128

*Property type of 'Unit' could be found on REIV stats, specified to 1 bedroom, including townhouse and apartment

Period - From

1 Jul 2019

to

30 Jun 2020

Source

REIV

Comparable property sales

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
1614/850 Whitehorse Road Box hill 3128	\$377,000	19 Aug 2020
203/771 Station Street, Box Hill 3128	\$402,000	1 JUN 2020
20/37-39 Rose Street	\$428,000	17 May 2020

This Statement of Information was prepared on:

16/10/2020