

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

6/15-17 Bass Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$695,000

&

\$750,000

Median sale price

Median price \$547,000

Property Type Unit

Suburb Box Hill

Period - From 01/04/2024

to 30/06/2024

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	1/18 Thames St BOX HILL NORTH 3129	\$732,000	06/07/2024
2	2/67 Severn St BOX HILL NORTH 3129	\$712,000	06/07/2024
3	4/33 Victoria St BOX HILL 3128	\$695,000	25/05/2024

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:

22/07/2024 11:54



 2  1  1

Property Type: Flat
Land Size: 161 sqm approx
Agent Comments

Declan Treacey
03 9874 3355
0434 121 158
dtreacey@barryplant.com.au

Indicative Selling Price
\$695,000 - \$750,000
Median Unit Price
June quarter 2024: \$547,000

Comparable Properties



1/18 Thames St BOX HILL NORTH 3129 (REI) **Agent Comments**

 2  1  -

Price: \$732,000
Method: Auction Sale
Date: 06/07/2024
Property Type: Unit



2/67 Severn St BOX HILL NORTH 3129 (REI) **Agent Comments**

 2  1  1

Price: \$712,000
Method: Auction Sale
Date: 06/07/2024
Property Type: Unit
Land Size: 139 sqm approx



4/33 Victoria St BOX HILL 3128 (REI) **Agent Comments**

 2  1  1

Price: \$695,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Unit