

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

502/1 Watt Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$440,000

&

\$475,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb Box Hill

Period - From 12/07/2021

to

11/07/2022

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	2908/850 Whitehorse Rd BOX HILL 3128	\$470,000	10/02/2022
2	503/1 Watts St BOX HILL 3128	\$458,000	31/01/2022
3	406/712 Station St BOX HILL 3128	\$453,000	23/02/2022

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:

12/07/2022 09:01



2 1 1

Property Type: Apartment

Agent Comments

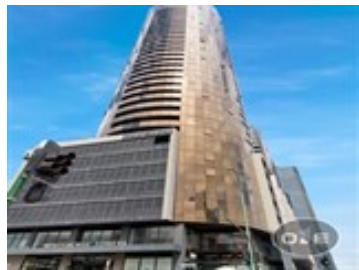
Indicative Selling Price

\$440,000 - \$475,000

Median Unit Price

12/07/2021 - 11/07/2022: \$530,000

Comparable Properties



2908/850 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$470,000

Method: Sale

Date: 10/02/2022

Property Type: Subdivided Flat - Single OYO Flat

503/1 Watts St BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$458,000

Method: Sale

Date: 31/01/2022

Property Type: Subdivided Flat - Single OYO Flat

406/712 Station St BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$453,000

Method: Sale

Date: 23/02/2022

Property Type: Subdivided Flat - Single OYO Flat

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802