

# 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

9/5 James Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$300,000 & \$330,000

### Median sale price

Median price \$487,500 Property Type Unit Suburb Box Hill

Period - From 01/04/2023 to 31/03/2024 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	7 Standard Av BOX HILL 3128	\$316,800	19/02/2024
2	103/19 Wellington Rd BOX HILL 3128	\$315,000	15/03/2024
3	8/1-3 Bishop St BOX HILL 3128	\$300,000	10/02/2024

**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:

22/04/2024 15:49



 1    1    1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$300,000 - \$330,000

**Median Unit Price**

Year ending March 2024: \$487,500

## Comparable Properties



**7 Standard Av BOX HILL 3128 (REI)**

**Agent Comments**

 5    4    2

**Price:** \$316,800

**Method:** Private Sale

**Date:** 19/02/2024

**Property Type:** House

**Land Size:** 725 sqm approx



**103/19 Wellington Rd BOX HILL 3128 (REI)**

**Agent Comments**

 1    1    1

**Price:** \$315,000

**Method:** Private Sale

**Date:** 15/03/2024

**Property Type:** Unit



**8/1-3 Bishop St BOX HILL 3128 (REI)**

**Agent Comments**

 1    1    1

**Price:** \$300,000

**Method:** Private Sale

**Date:** 10/02/2024

**Property Type:** Apartment

**Account - Barry Plant | P: 03 9803 0400**