## 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

307/1 Wellington Road, Box Hill Vic 3128

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$145,000

#### Median sale price

Median price	\$640,000	Pro	operty Type Unit	t	Suburb	Box Hill
Period - From	01/10/2024	to	31/12/2024	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.

Add	dress of comparable property	Price	Date of sale
1	106/8 Bruce St BOX HILL 3128	\$135,000	20/12/2024
2	207/8 Bruce St BOX HILL 3128	\$135,000	13/11/2024
3	313/1 Wellington Rd BOX HILL 3128	\$145,000	03/09/2024

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:

17/02/2025 12:59



### 307/1 Wellington Road, Box Hill Vic 3128







**Property Type:** Agent Comments

03 9846 2111 0499 425 715 isaac@billschlink.com.au **Indicative Selling Price** \$145,000

**Median Unit Price** December guarter 2024: \$640,000

# **Comparable Properties**



106/8 Bruce St BOX HILL 3128 (REI) L-m 1



207/8 Bruce St BOX HILL 3128 (REI)



Agent Comments

Agent Comments



Price: \$135,000 Method: Private Sale Date: 13/11/2024 Property Type: Apartment



313/1 Wellington Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$145,000 Method: Private Sale Date: 03/09/2024 Property Type: Apartment Land Size: 773.26 sqm approx

#### Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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