

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

3/65 Tyne Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$897,500

Property Type Unit

Suburb Box Hill North

Period - From 01/10/2019

to 30/09/2020

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	7/62-64 Dorking Rd BOX HILL 3128	\$640,000	20/06/2020
2	2/73 Thames St BOX HILL 3128	\$640,000	28/05/2020
3	2/29 Victoria St BOX HILL 3128	\$600,250	29/05/2020

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:

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending September 2020: \$897,500



Property Type:

Agent Comments

Comparable Properties



7/62-64 Dorking Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$640,000

Method: Auction Sale

Date: 20/06/2020

Property Type: Unit



2/73 Thames St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 28/05/2020

Property Type: Unit



2/29 Victoria St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$600,250

Method: Private Sale

Date: 29/05/2020

Property Type: Unit