

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

303/1 Watts Street, Box Hill Vic 3128

Indicative selling price

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

Single price

\$458,000

Median sale price

Median price

\$537,931

Property Type

Unit

Suburb

Box Hill

Period - From

11/03/2021

to

10/03/2022

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	503/1 Watts St BOX HILL 3128	\$458,000	31/01/2022
2	5/43-45 Kent Rd BOX HILL 3128	\$458,000	24/12/2021
3			

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:

11/03/2022 16:02



2 1 1

Property Type: Apartment

Agent Comments

Plus 1 storage cage

Comparable Properties

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



5/43-45 Kent Rd BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$458,000

Method: Sold Before Auction

Date: 24/12/2021

Property Type: Apartment

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.