

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

204/15-17 Irving Avenue, Box Hill Vic 3128

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$551,500 Property Type Unit Suburb Box Hill

Period - From 06/05/2023 to 05/05/2024 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	707B/828 Whitehorse Rd BOX HILL 3128	\$390,000	28/02/2024
2			
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: 06/05/2024 16:43



Property Type: apartment
Land Size: 50 sqm approx

Agent Comments

Built around 2018
Body Corporate approx. \$2,692 per year
Council rate approx :\$653.
Potential rental:\$500 per week

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

06/05/2023 - 05/05/2024: \$551,500

Comparable Properties



707B/828 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 28/02/2024
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.