# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address	206/19 Irving Avenue, Box Hill Vic 3128
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$465,000

#### Median sale price

Median price \$640,000	Pro	pperty Type Un	it		Suburb	Box Hill
Period - From 01/10/2024	to	31/12/2024	So	urce	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

1	205/95 Thames St BOX HILL 3128	\$485,000	15/01/2025
2	501/19 Irving Av BOX HILL 3128	\$495,000	22/09/2024
3	806/6 Wellington Rd BOX HILL 3128	\$497,000	22/08/2024

#### 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:	25/01/2025 08:42



Date of sale



**Indicative Selling Price** 







Property Type: Apartment

**Agent Comments** 



\$465,000 **Median Unit Price** December quarter 2024: \$640,000

Council rate - approx. \$800 P/A Body corp fees - approx. \$3622 P/A Potential rental -\$550 P/W

# Comparable Properties



205/95 Thames St BOX HILL 3128 (REI)

Price: \$485,000 Method: Private Sale Date: 15/01/2025

Property Type: Apartment

**Agent Comments** 

501/19 Irving Av BOX HILL 3128 (VG)





Agent Comments

Price: \$495,000 Method: Sale Date: 22/09/2024

Property Type: Subdivided Flat - Single OYO Flat

806/6 Wellington Rd BOX HILL 3128 (VG)



Price: \$497,000 Method: Sale Date: 22/08/2024

Property Type: Strata Unit/Flat

**Agent Comments** 

Account - The One Real Estate (AU) | P: 03 7007 5707





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.