

# 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

4/8 John Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$370,000

&

\$385,000

### Median sale price

Median price

\$571,000

Property Type

Unit

Suburb

Box Hill

Period - From

09/09/2023

to

08/09/2024

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	3/12 Oxford St BOX HILL 3128	\$360,000	19/07/2024
2	6/1 John St BOX HILL 3128	\$429,000	14/02/2024
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:

09/09/2024 14:12



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**3/12 Oxford St BOX HILL 3128 (REI/VG)**

Agent Comments



**Price:** \$360,000

**Method:** Private Sale

**Date:** 19/07/2024

**Property Type:** Apartment



**6/1 John St BOX HILL 3128 (REI/VG)**

Agent Comments



**Price:** \$429,000

**Method:** Sold Before Auction

**Date:** 14/02/2024

**Property Type:** Unit

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.