

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

1/18 Hill Street, Box Hill South Vic 3128

Indicative selling price

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

Single price

\$919,500

Median sale price

Median price

\$924,000

Property Type

Unit

Suburb

Box Hill South

Period - From

01/01/2023

to

31/12/2023

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	2/32 Bass St BOX HILL 3128	\$930,000	07/12/2023
2	2/4 Stanhope St MONT ALBERT 3127	\$930,000	09/11/2023
3	4/3 Rowland St MONT ALBERT 3127	\$871,000	21/10/2023

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:

16/01/2024 14:40



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$919,500

Median Unit Price

Year ending December 2023: \$924,000

Comparable Properties



2/32 Bass St BOX HILL 3128 (REI)

Agent Comments

 2  1  1

Price: \$930,000

Method: Sold Before Auction

Date: 07/12/2023

Property Type: Unit



2/4 Stanhope St MONT ALBERT 3127 (REI)

Agent Comments

 2  1  1

Price: \$930,000

Method: Sold Before Auction

Date: 09/11/2023

Property Type: Unit



4/3 Rowland St MONT ALBERT 3127 (REI/VG)

Agent Comments

 2  1  1

Price: \$871,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Unit

Land Size: 187 sqm approx