

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

12/18 Ashted Road, Box Hill Vic 3128

Indicative selling price

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

Single price

\$318,000

Median sale price

Median price

\$519,500

Property Type

Unit

Suburb

Box Hill

Period - From

01/10/2022

to

31/12/2022

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	5/9 Albion Rd BOX HILL 3128	\$279,999	10/10/2022
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:

27/03/2023 17:49



 1  1  1

Property Type: Flat

Agent Comments

Indicative Selling Price

\$318,000

Median Unit Price

December quarter 2022: \$519,500

Comparable Properties



5/9 Albion Rd BOX HILL 3128 (REI/VG)

Agent Comments

 1  1  1

Price: \$279,999

Method: Private Sale

Date: 10/10/2022

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.